

DERWEN
COMPTON AVENUE KENWOOD N6



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Abutting Highgate Golf Course, Compton Avenue is a private gated road with 24 hour security guards. The property is set opposite Kenwood House & Hampstead Heath whilst being equidistant to Hampstead & Highgate Villages.



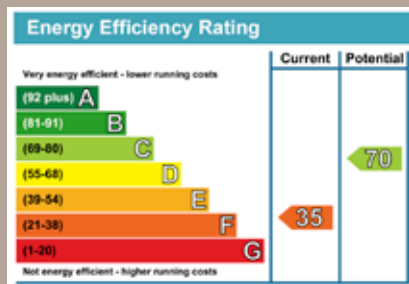




A rare opportunity has arisen to acquire a fine double fronted detached seven bedroom family home arranged over three storeys and spanning 566 sq m (6,092 sq ft). The house sits on a wider than average plot of half an acre and benefits from a beautiful west facing landscaped rear garden. To the front the property is set well back from the road behind a carriage driveway providing excellent off street parking. EPC rating = E.

Planning consent has been granted to construct 1,315 sq m (14,155 sq ft) over four storeys including a leisure centre comprising a large indoor swimming pool & jacuzzi, gymnasium, sauna, cinema, staff accommodation and catering kitchen.



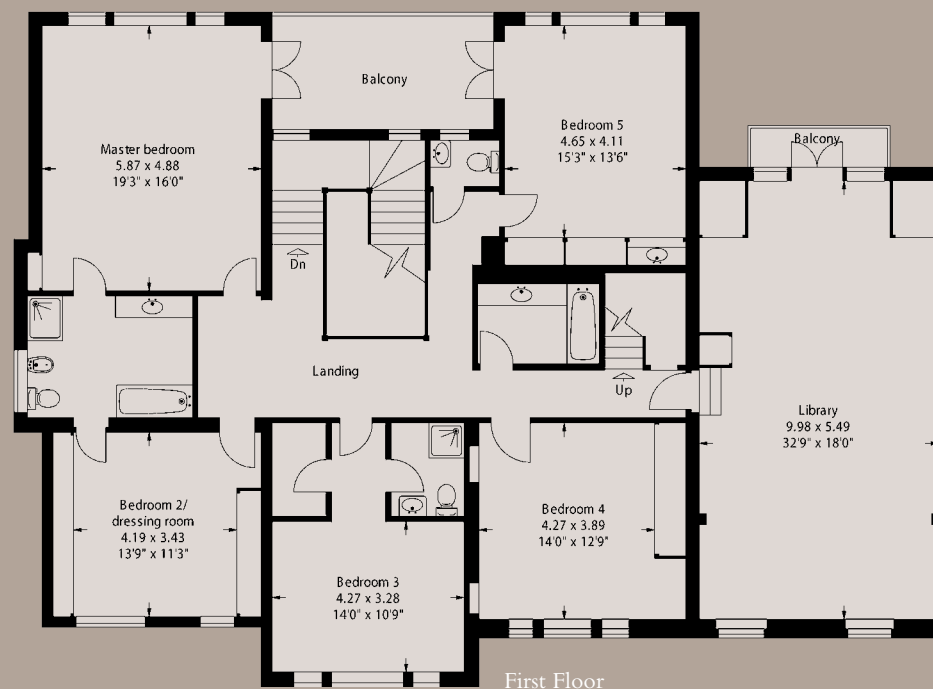
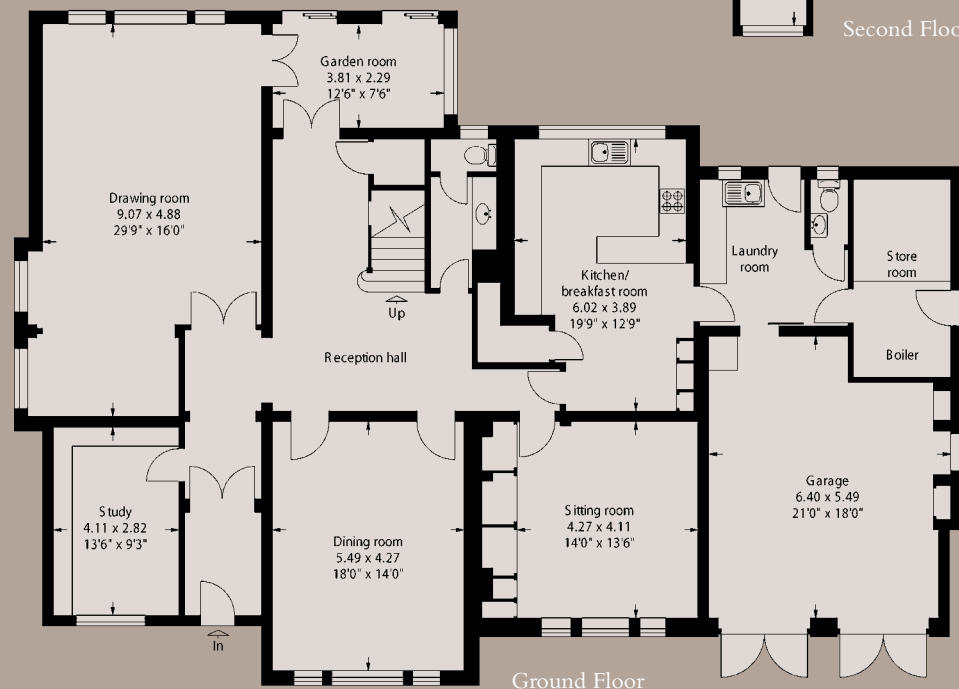
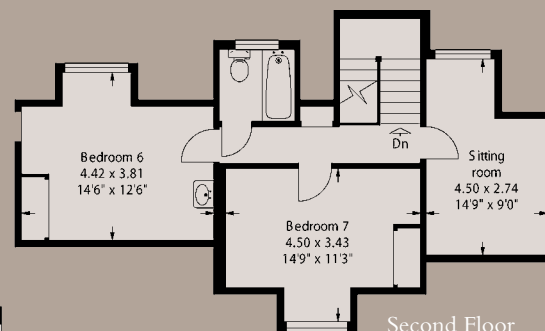


Existing Property

Approximate Gross Internal Floor Area
6,092 Square Feet (566 Square Metres)

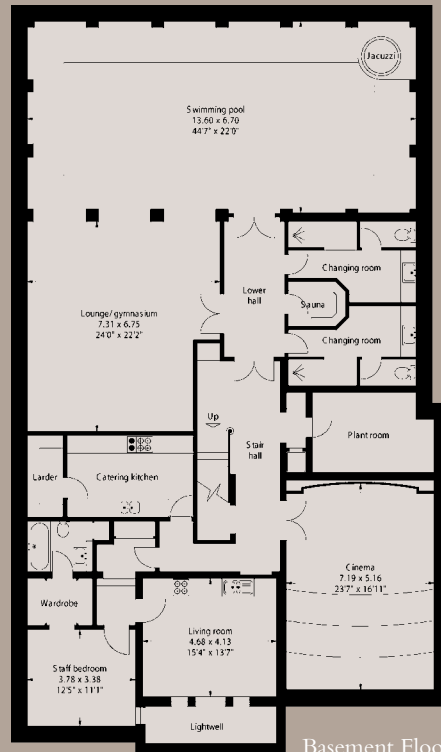


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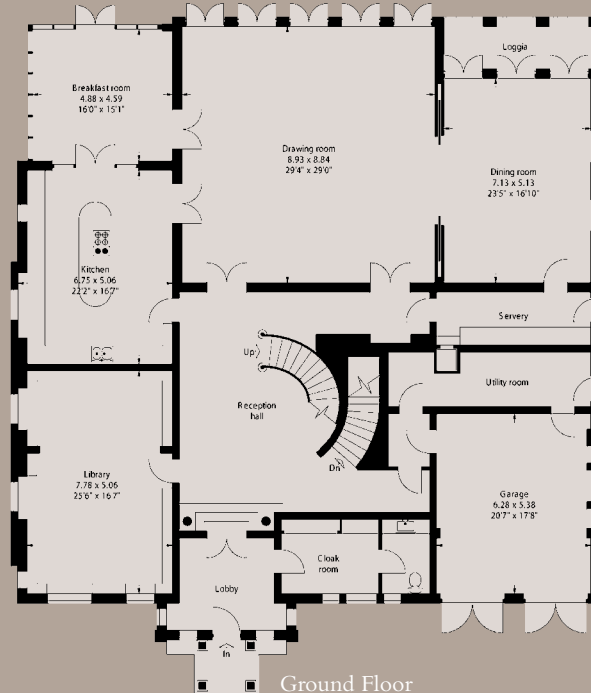


Proposed Property

Approximate Gross Internal Floor Area
14,155 Square Feet (1,315 Square Metres)



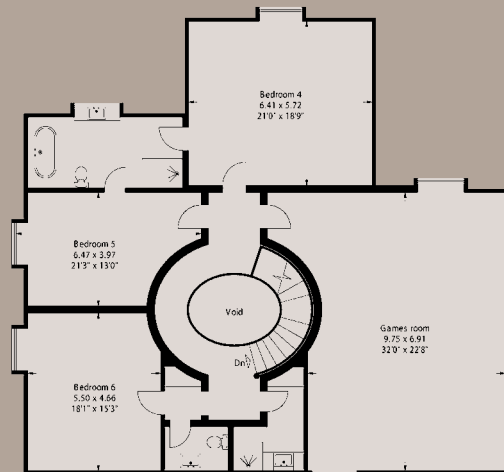
Basement Floor



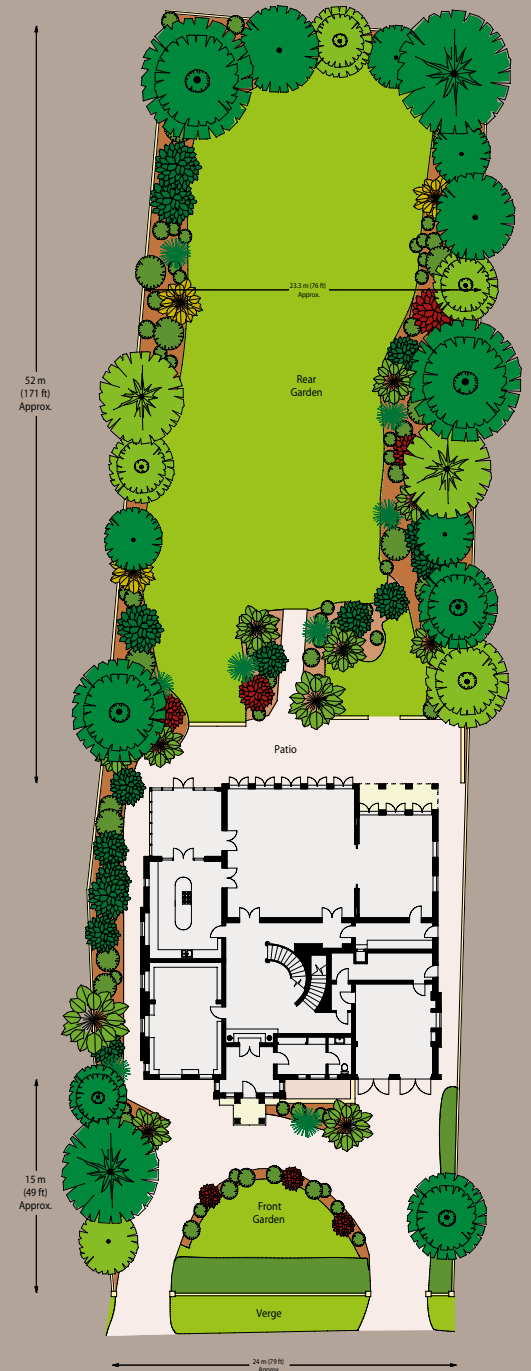
Ground Floor



First Floor



Second Floor



Site Plan



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1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. 285199



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