



# SHELDON AVENUE

K E N W O O D | L O N D O N N 6



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Sheldon Avenue is a quiet residential turning opposite Kenwood House and located between the Villages of Hampstead & Highgate with their excellent shopping and transport facilities.

We are delighted to offer a superb 6/7 bedroom family home arranged over three floors having been rebuilt to an exacting standard and finished meticulously in 2006. The house is set behind a carriage driveway whilst backing onto the 6th hole of Highgate Golf Course and is situated in the middle and quietest part of the road.

Viewing highly recommended.

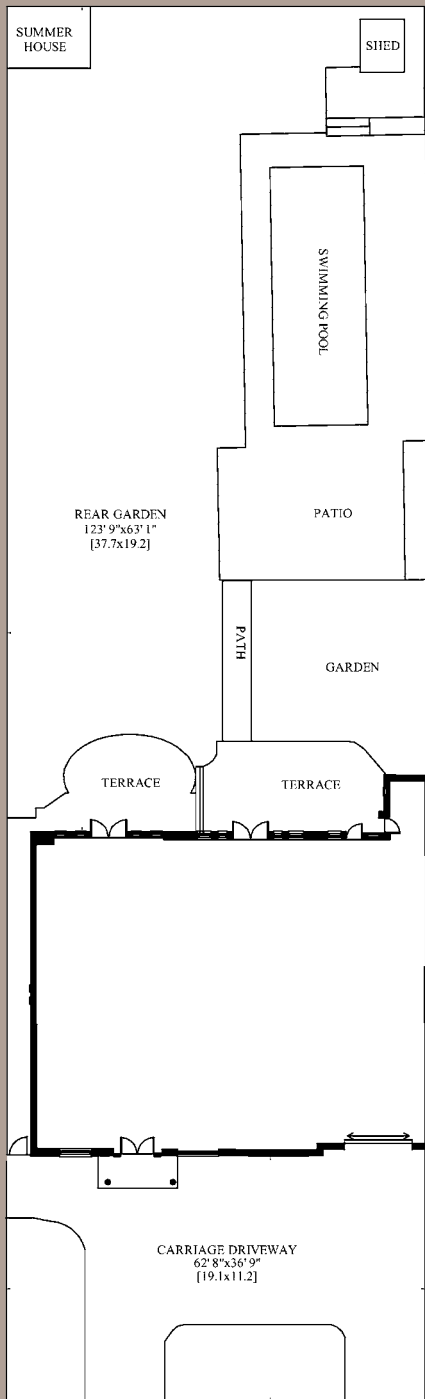
## ACCOMMODATION & AMENITIES

- Grand Entrance Hall with Triple Height Atrium
  - Guest Cloakroom
  - Custom Built Oak Study/Home Office
  - Large Split Level Living Room
  - Fully Fitted TV Room
  - Family Room with Integral Walnut Fitments
  - Fully Fitted & Equipped Kitchen Dining Room
  - Large Fully Fitted Utility Room Directly off Kitchen
- 695 sq ft Master Bedroom Suite with Dressing Area and Large Luxury Bathroom
  - 5 Further Double Bedrooms (3 with En Suite)
  - 35ft (11m) Games Room with mini Kitchen and Separate WC (would convert to 2 Further Bedroom Suites)
- Family Bathroom
- Laundry Room
- Luggage/Store Room
- 40ft Swimming Pool
- Changing/Shower Room with Joint Access off Family Room and Garden
- Rear 124ft Garden with Heated Outdoor Swimming Pool with Safety Cover, Irrigation System and Lighting
- Heated Wide Single Garage with Remote Controlled Hormann Steel Door
- Air Conditioning
- Lutron Lighting Integral Bose Audio Systems
- CAT 5 Cabling Throughout Security & Fire Alarm Systems
- Bespoke Shutters & Curtains
- Solid matching hardwood fire doors throughout

PRICE UPON APPLICATION

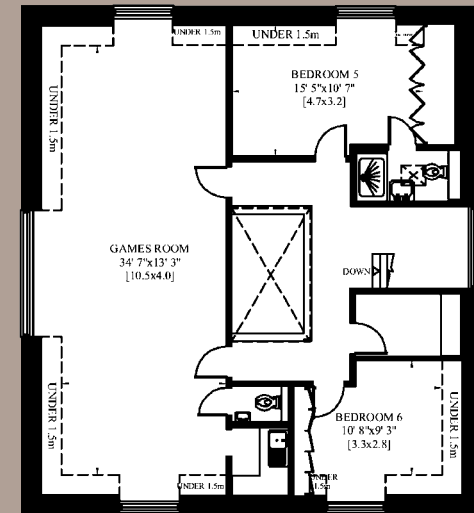




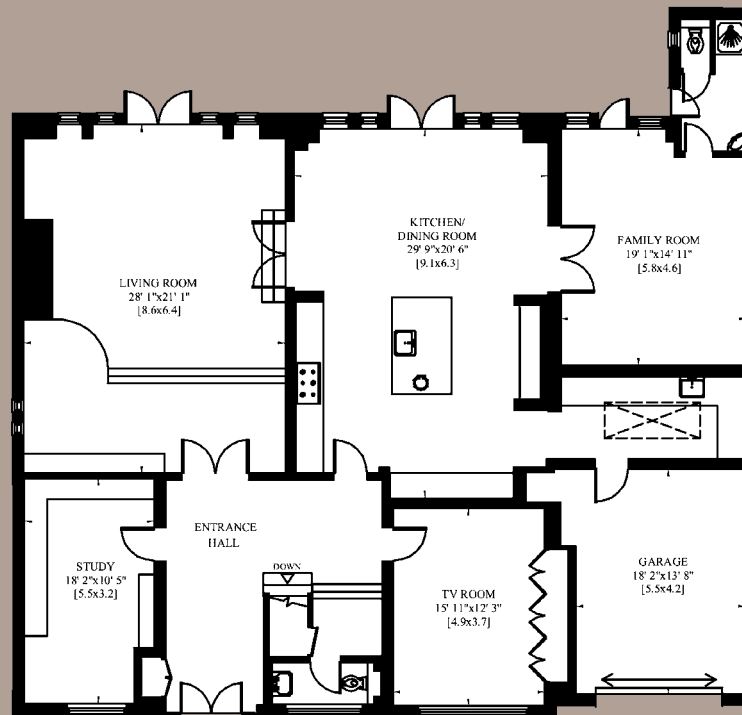


Site Plan

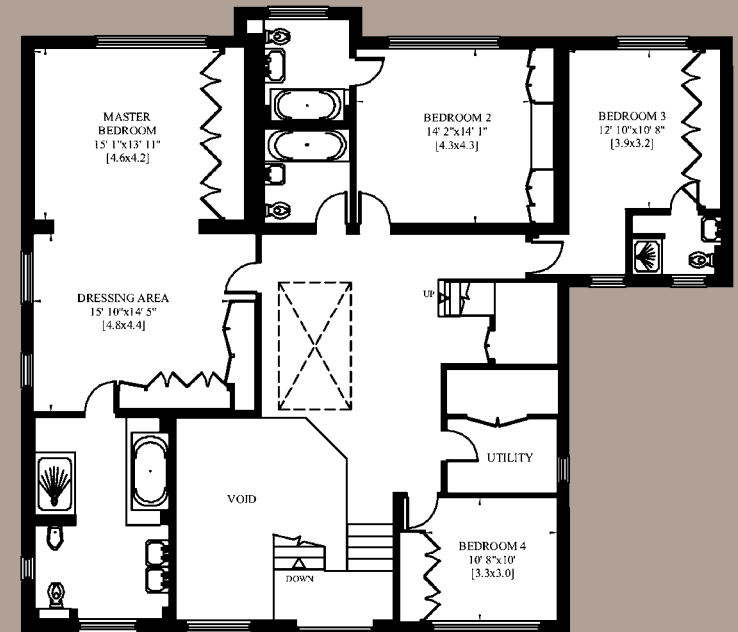
Gross Internal Area  
564 Square Metres  
6,072 Square Feet



Second Floor  
Gross Internal Area  
122 Square Metres 1,311 Square Feet



Ground Floor  
Gross Internal Area  
255 Square Metres 2,745 Square Feet



First Floor  
Gross Internal Area  
187 Square Metres 2,016 Sq Feet



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#### IMPORTANT NOTICE

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.