

RED GABLES

COURTENAY AVENUE

KENWOOD, LONDON, N6

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ABUTTING HIGHGATE GOLF COURSE, COURTENAY AVENUE IS A PRIVATE GATED ROAD WITH 24 HOUR SECURITY GUARDS AND CCTV. IT IS ARGUABLY ONE OF THE MOST SOUGHT AFTER ROADS IN LONDON.

THE PROPERTY IS SET IN AN UNRIVALLED LOCATION OPPOSITE KENWOOD HOUSE AND HAMPSTEAD HEATH, EQUIDISTANT TO HAMPSTEAD AND HIGHGATE VILLAGES.

RED GABLES IS AN ELEGANT FAMILY RESIDENCE SPANNING 794 SQUARE METRES (8,550 SQUARE FEET) OVER FOUR SPACIOUS FLOORS. IN ADDITION, PLANNING CONSENT HAS BEEN GRANTED FOR A FURTHER 450 SQUARE METRES (4,842 SQUARE FEET).



FEATURES INCLUDE A GATED CARRIAGE DRIVEWAY
WEST FACING LANDSCAPED GROUNDS | INDOOR SWIMMING POOL WITH
CHANGING ROOMS, SAUNA, GYMNASIUM AND SHOWER

RECEPTION HALLWAY | GUEST CLOAKROOM | DRAWING ROOM | DINING ROOM
STUDY | KITCHEN | BREAKFAST ROOM | FAMILY ROOM | SITTING ROOM

MASTER BEDROOM SUITE WITH LUXURY DRESSING ROOM AND BATHROOM
6 FURTHER BEDROOMS | 5 FURTHER BATHROOMS (4 EN SUITE)
GAMES/PLAYROOM | DOUBLE GARAGE



















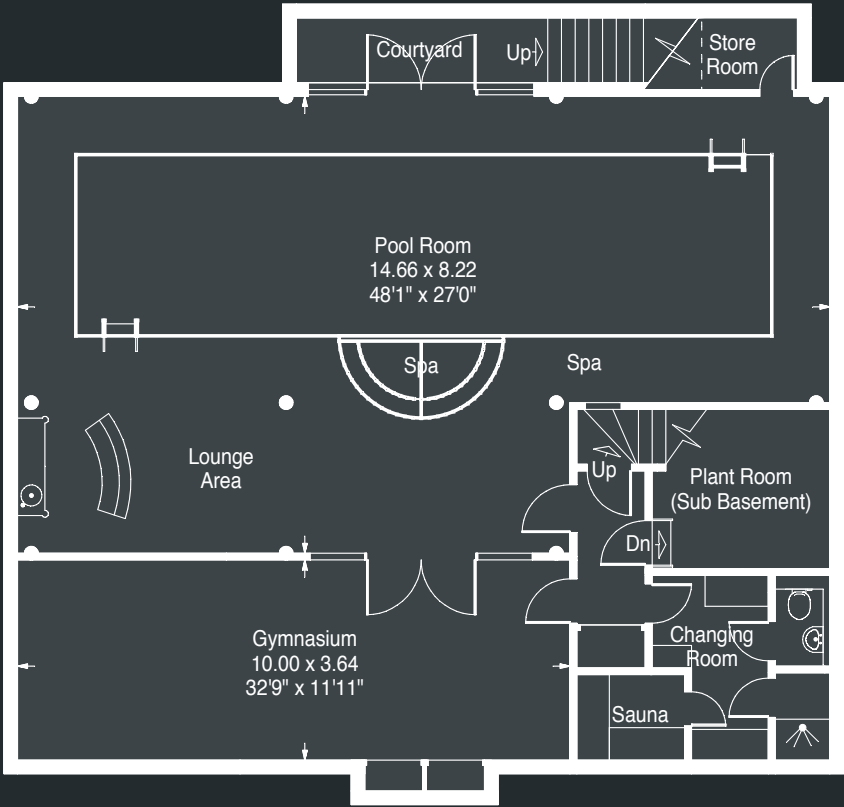




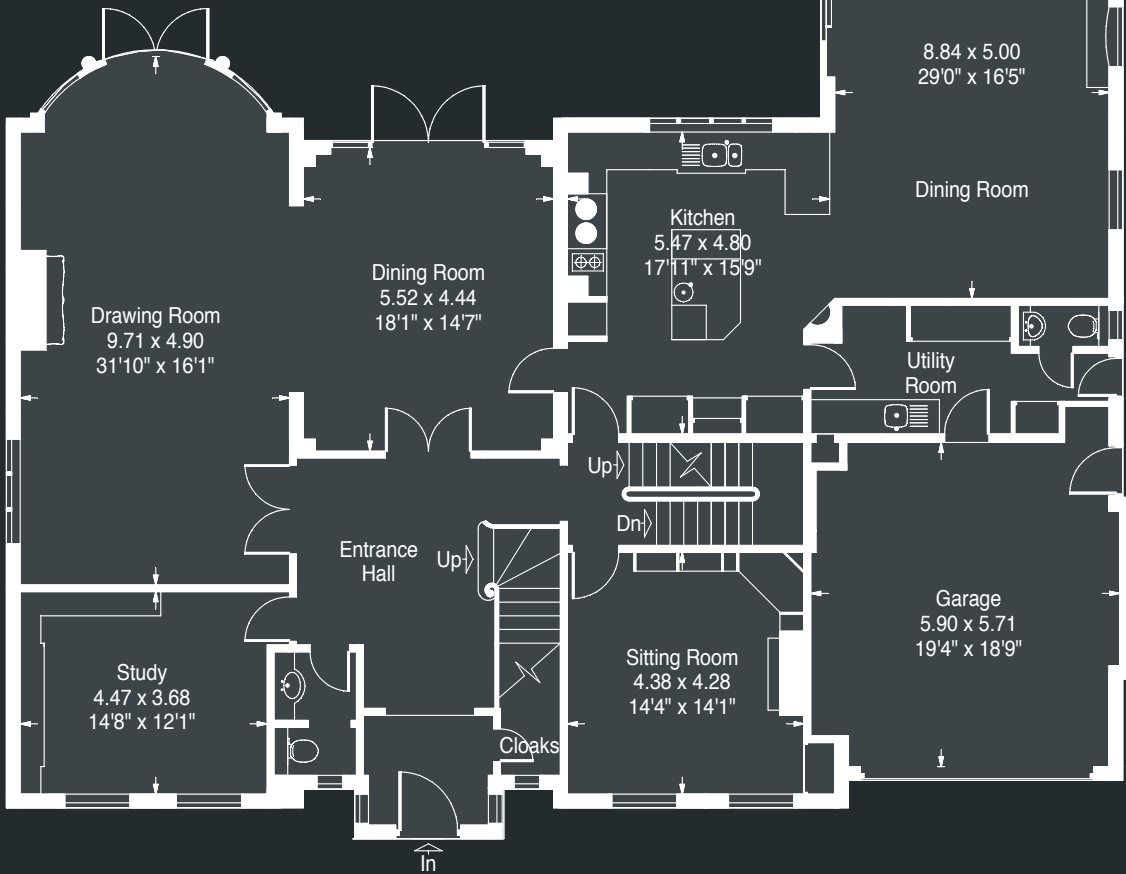
CURRENT PLANS

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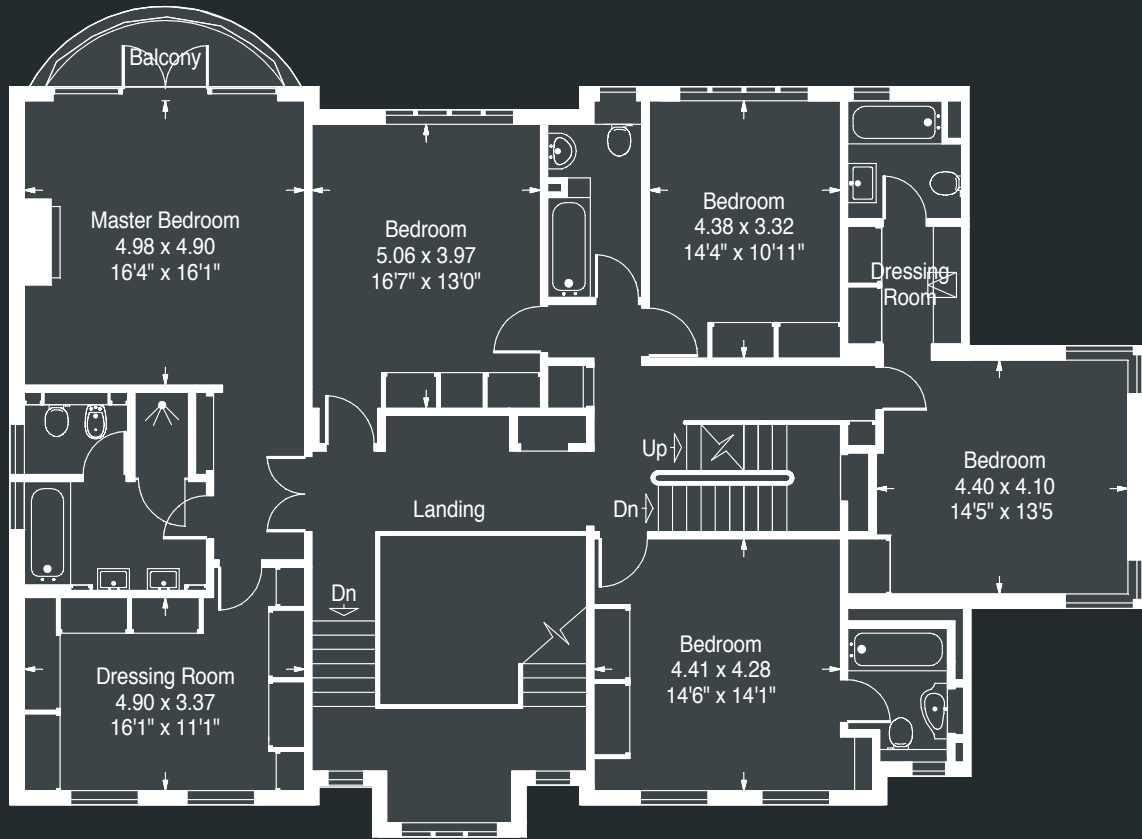
Approx. Gross Internal Area:
794 sq m / 8,550 sq ft.



Basement Level



Ground Floor



First Floor



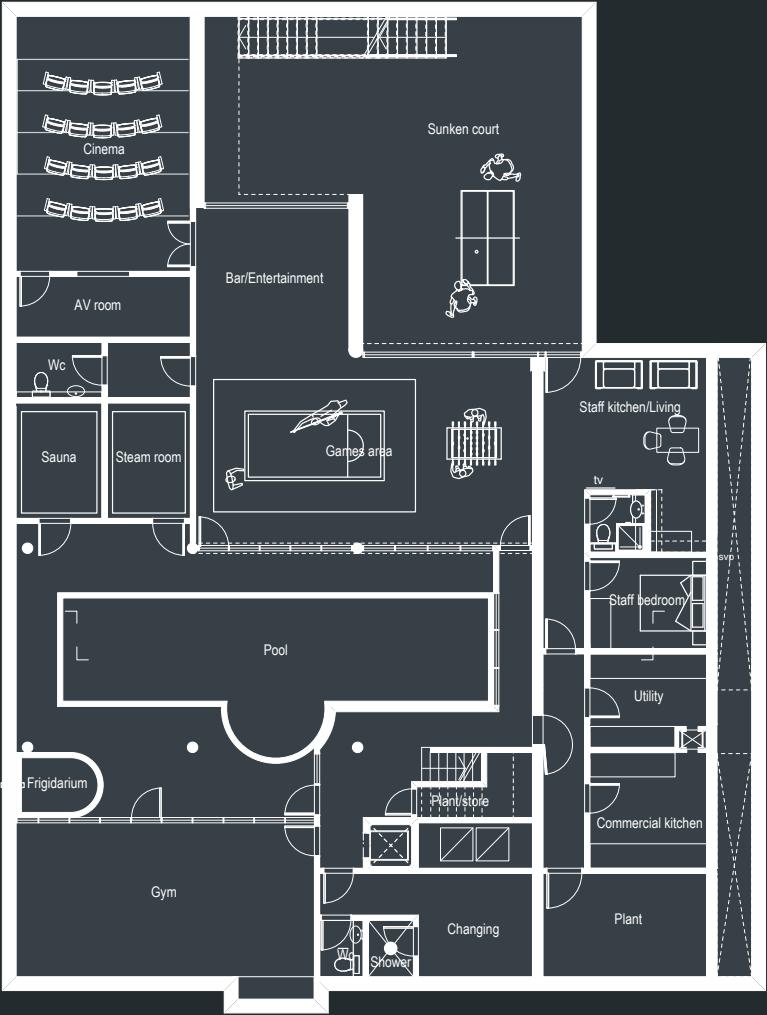
Second Floor

SITE PLAN

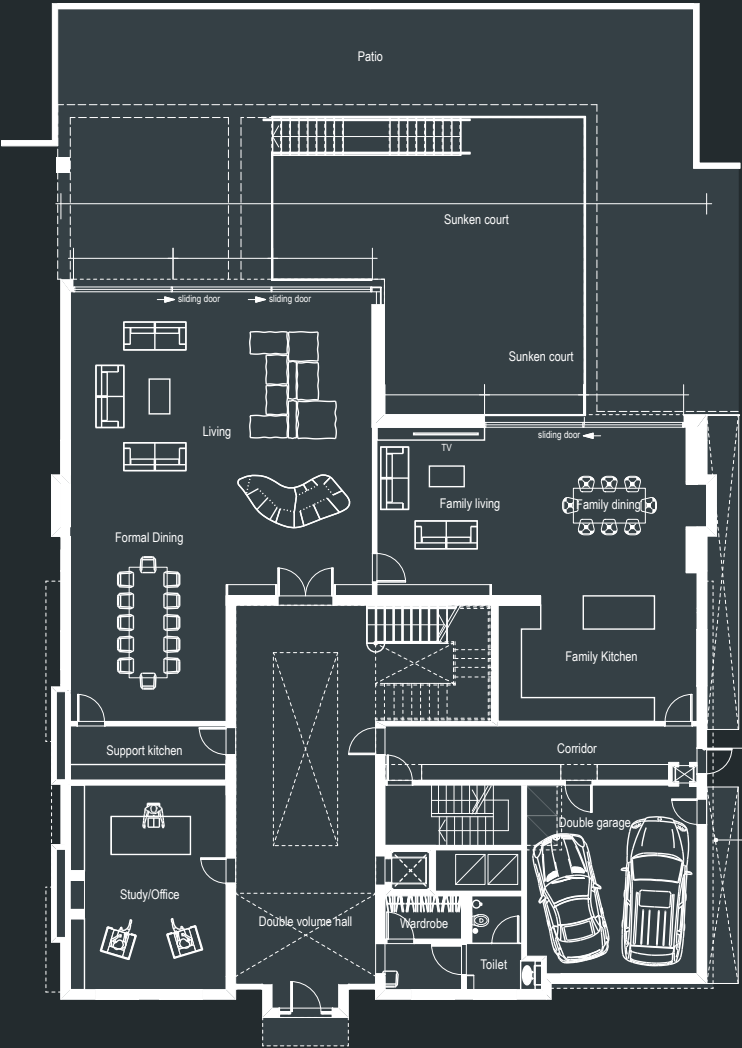


PROPOSED PLANS

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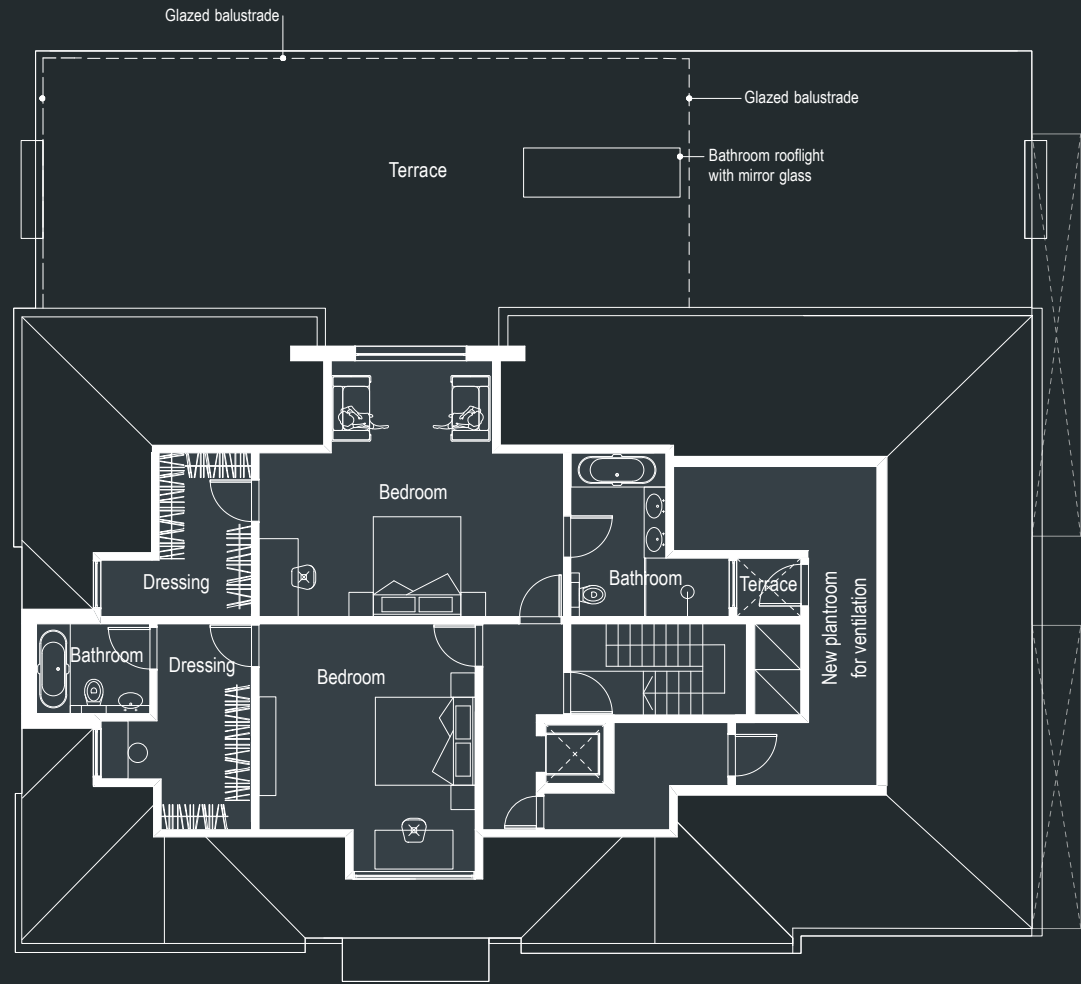
Basement Level



Ground Floor



First Floor



Second Floor

PROPOSED PLANS

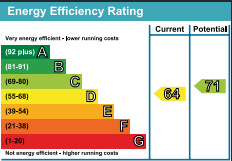


Planning permission to extend has been granted, which if implemented would increase the size of the house by approximately 450 sq m (4,842 sq ft) thus providing a total area of just under 1,245 sq m (13,400 sq ft).

This is one of the finest homes for sale in the area today with the benefit of having been well maintained and the potential to enlarge and improve if desired.

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VIEWING STRICTLY BY APPOINTMENT
FREEHOLD
PRICE UPON APPLICATION



IMPORTANT NOTICE: We give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and nor any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

