

WOODLEY

COMPTON AVENUE

KENWOOD N6





ABUTTING HIGHGATE GOLF COURSE,
COMPTON AVENUE IS A PRIVATE
ROAD WITH 24 HOUR GUARD
OPERATED SECURITY GATES
AND CCTV

THE PROPERTY IS SET
OPPOSITE KENWOOD HOUSE
& HAMPSTEAD HEATH WHILST BEING
EQUIDISTANT TO HAMPSTEAD
& HIGHGATE VILLAGES

THIS FABULOUS BRIGHT AND
AIRY OPEN PLAN EIGHT BEDROOM
FAMILY RESIDENCE SPANS
752 SQUARE METRES
(8,099 SQUARE FEET) OVER
THREE SPACIOUS FLOORS

Features include an indoor swimming pool, west facing landscaped grounds,
separate studio and a carriage driveway offering ample off street parking.

Planning permission exists to extend the house above the garage to provide staff
accommodation and additionally to add two further bedroom suites on the second (top) floor.

RECEPTION HALLWAY | GUEST CLOAKROOM | DRAWING ROOM | DINING ROOM
GARDEN ROOM | KITCHEN BREAKFAST ROOM | FAMILY ROOM
POOL LOUNGE | STUDY

MASTER BEDROOM SUITE WITH LUXURY DRESSING ROOM & BATHROOM
7 FURTHER BEDROOMS | 6 FURTHER BATHROOMS (5 EN SUITE)

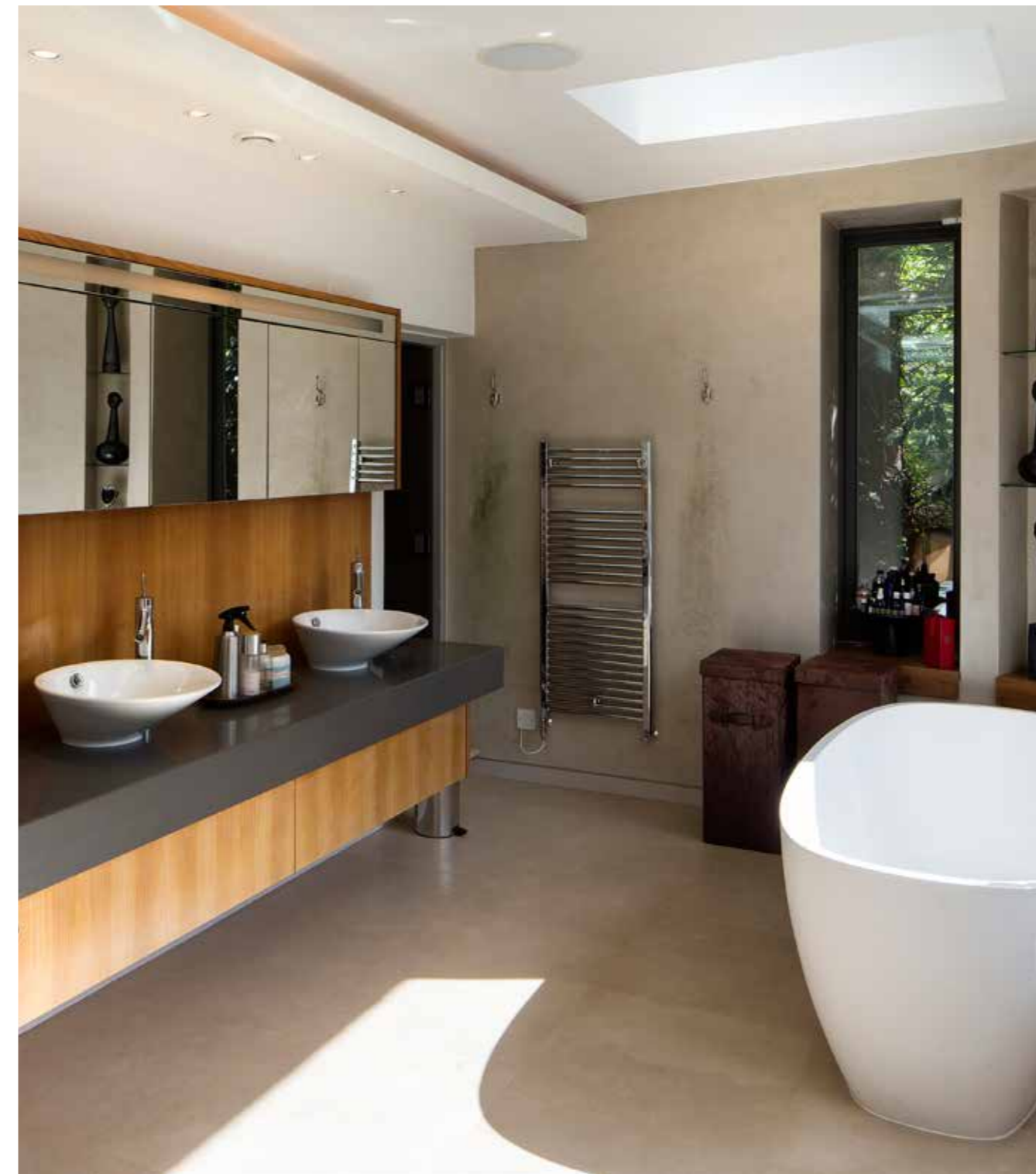
INDOOR SWIMMING POOL WITH CHANGING ROOM / SHOWER
WEST FACING GARDEN | SEPARATE STUDIO | SINGLE GARAGE
CARRIAGE DRIVEWAY PROVIDING OFF STREET PARKING

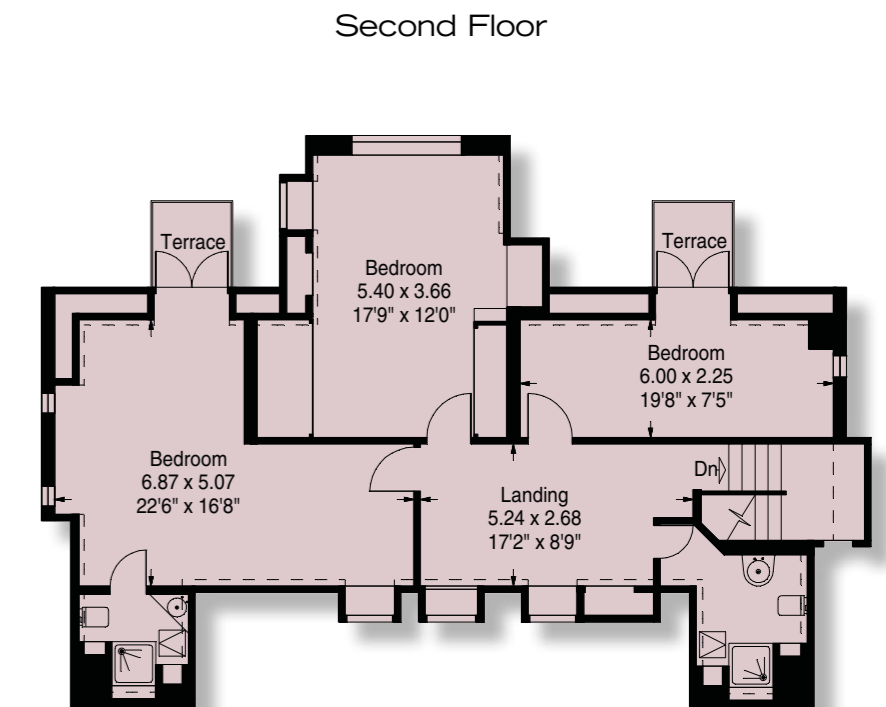
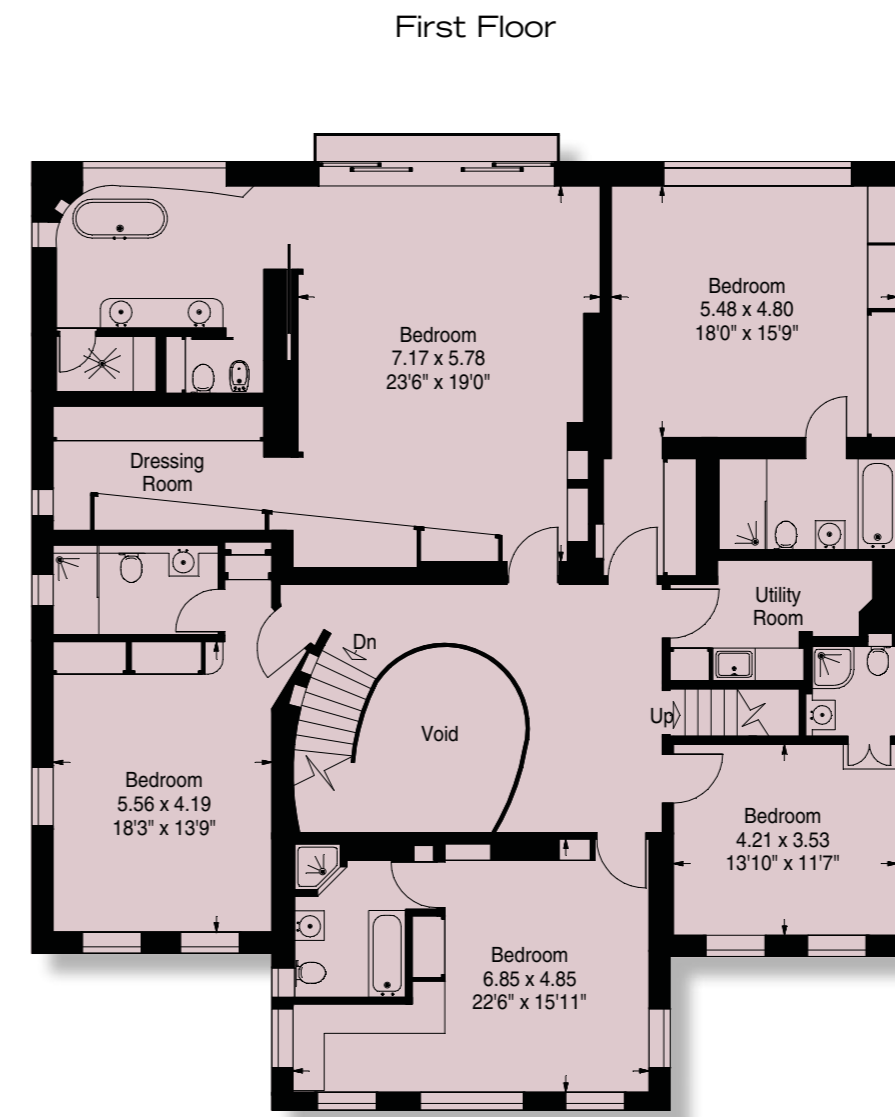
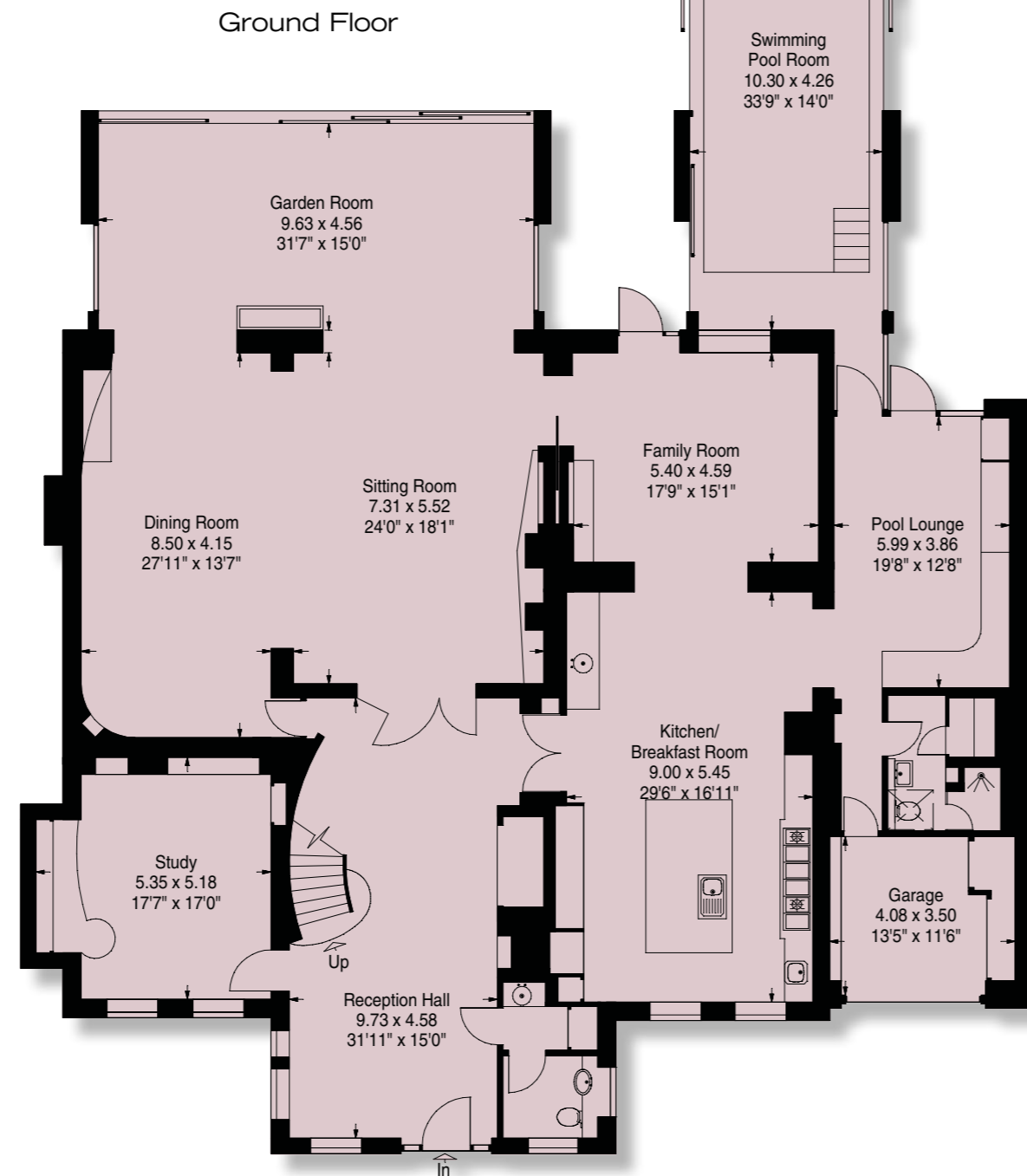
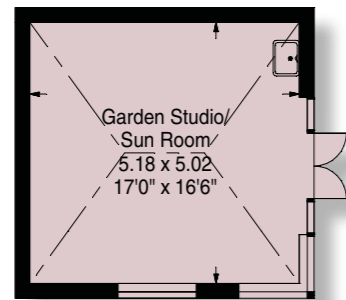
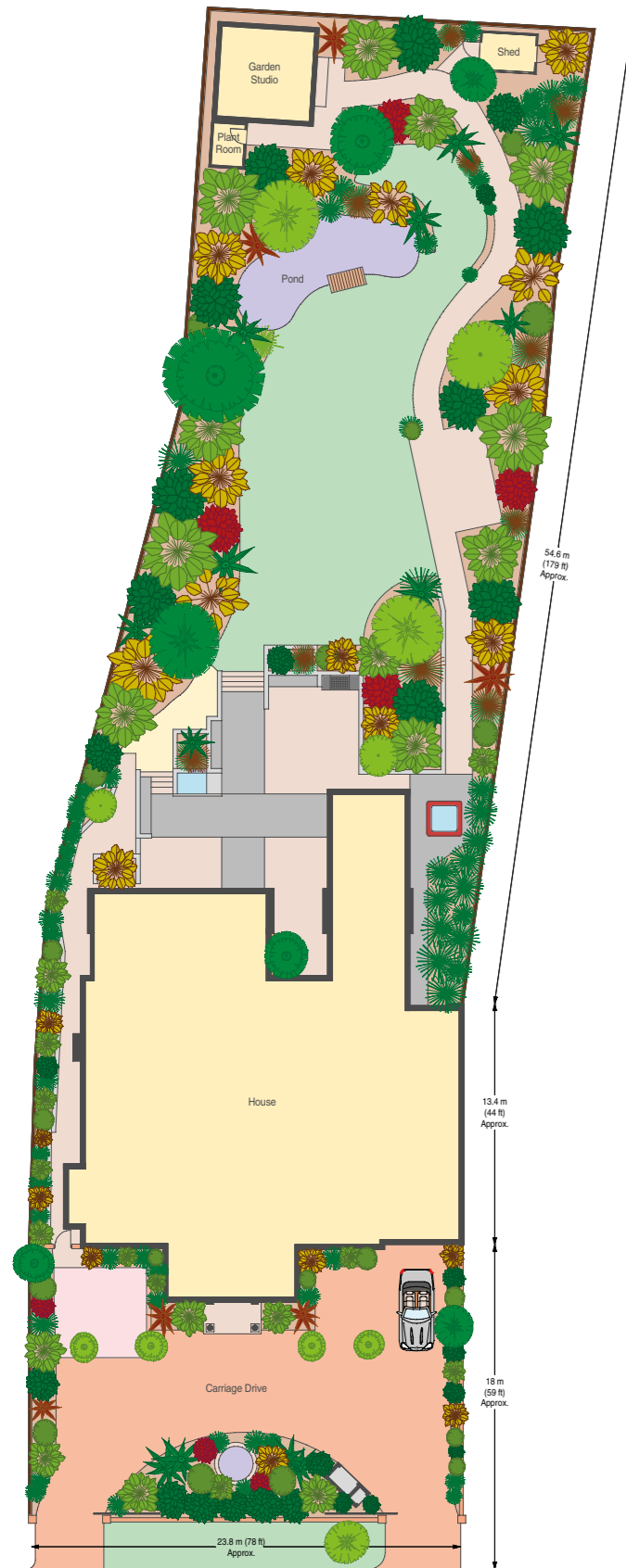






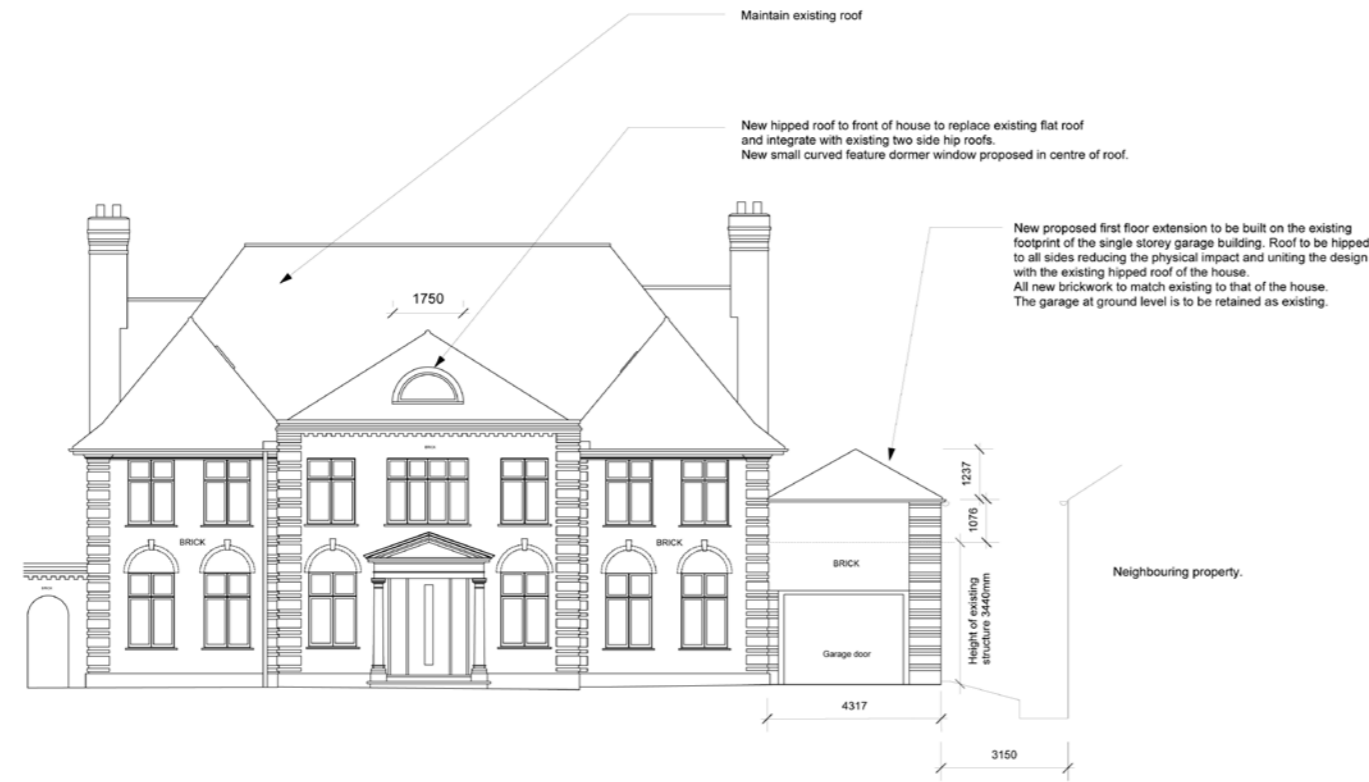




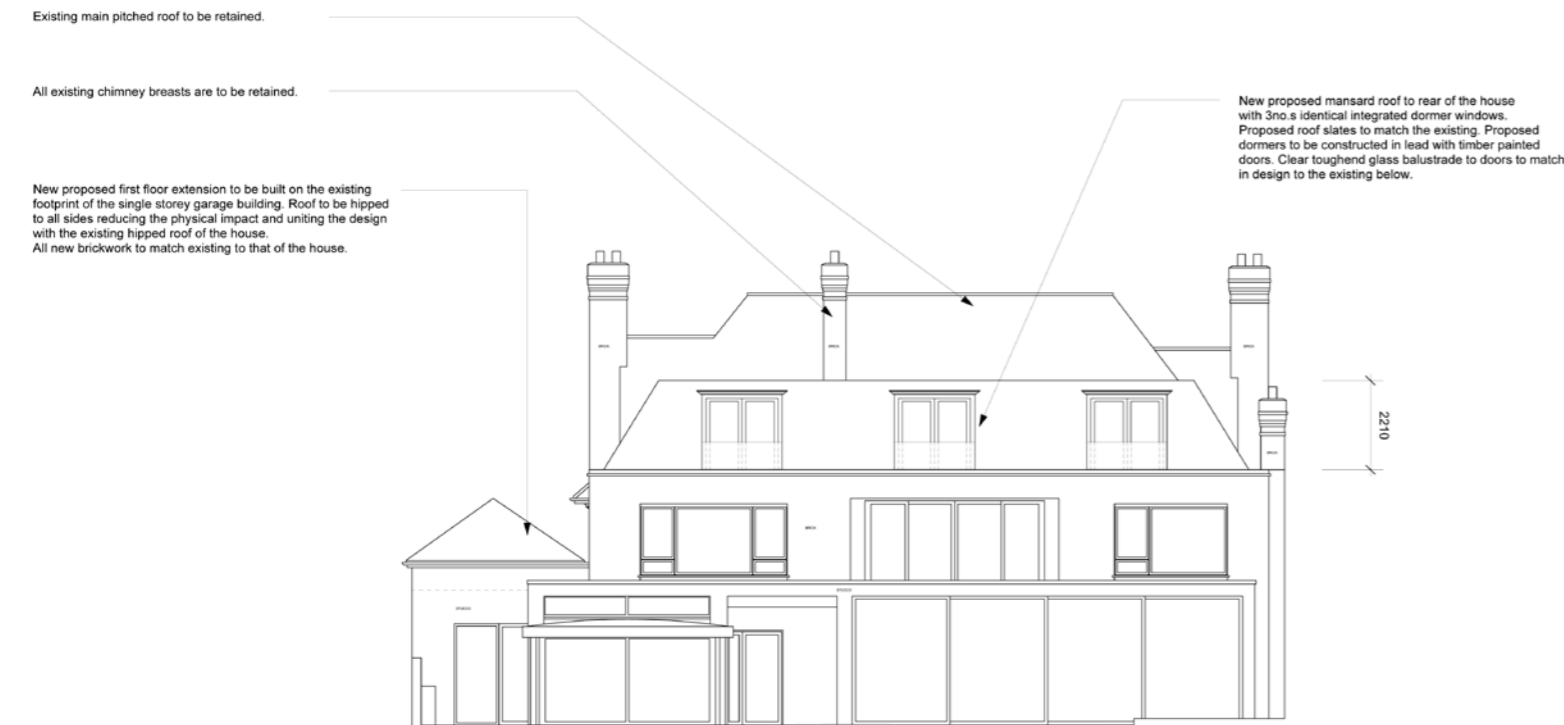


Approximate Gross Internal Area:
 House: 752 sq.mts. / 8,099 sq.ft.
 (including void over reception hall)
 (not including reduced height area, below 1.5m - denoted with dashed line)
 Garden Studio: 26 sq.mts. / 280 sq.ft.

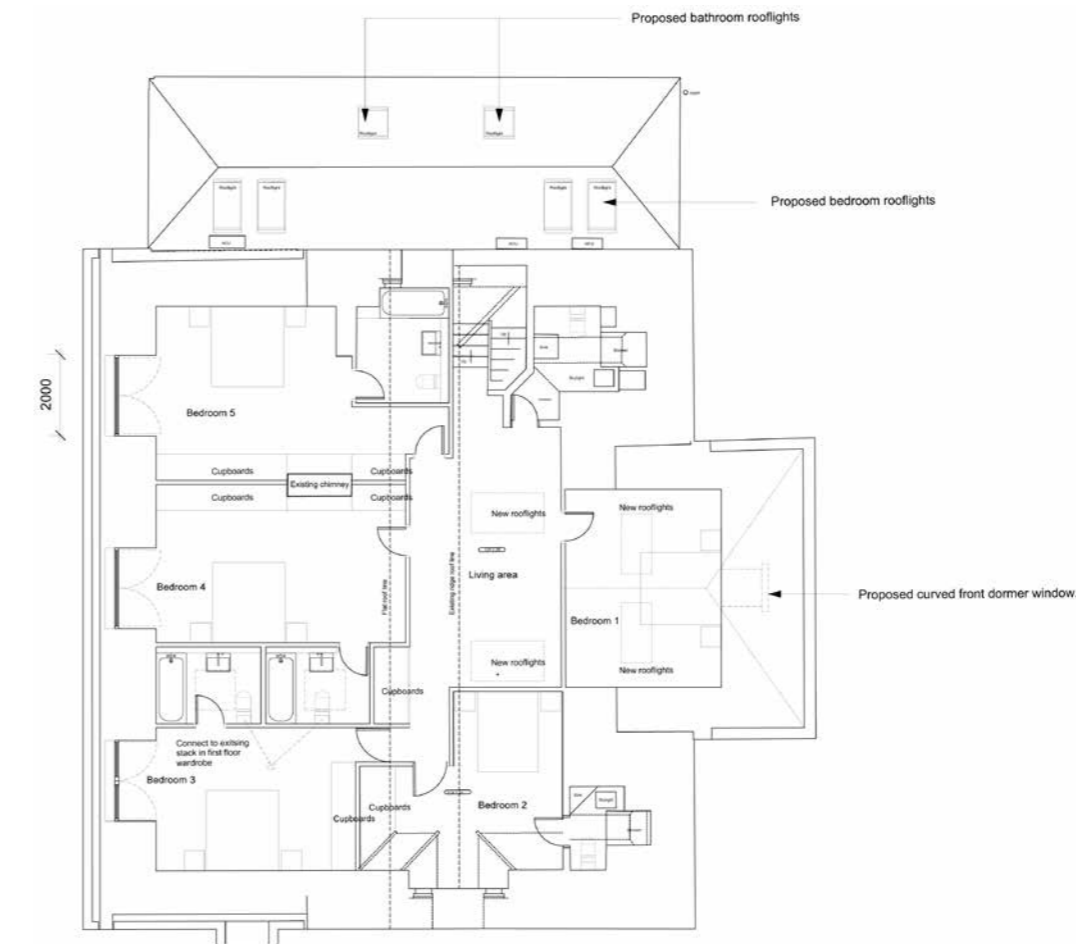
East Front Elevation



West Rear Elevation



Proposed Second Floor



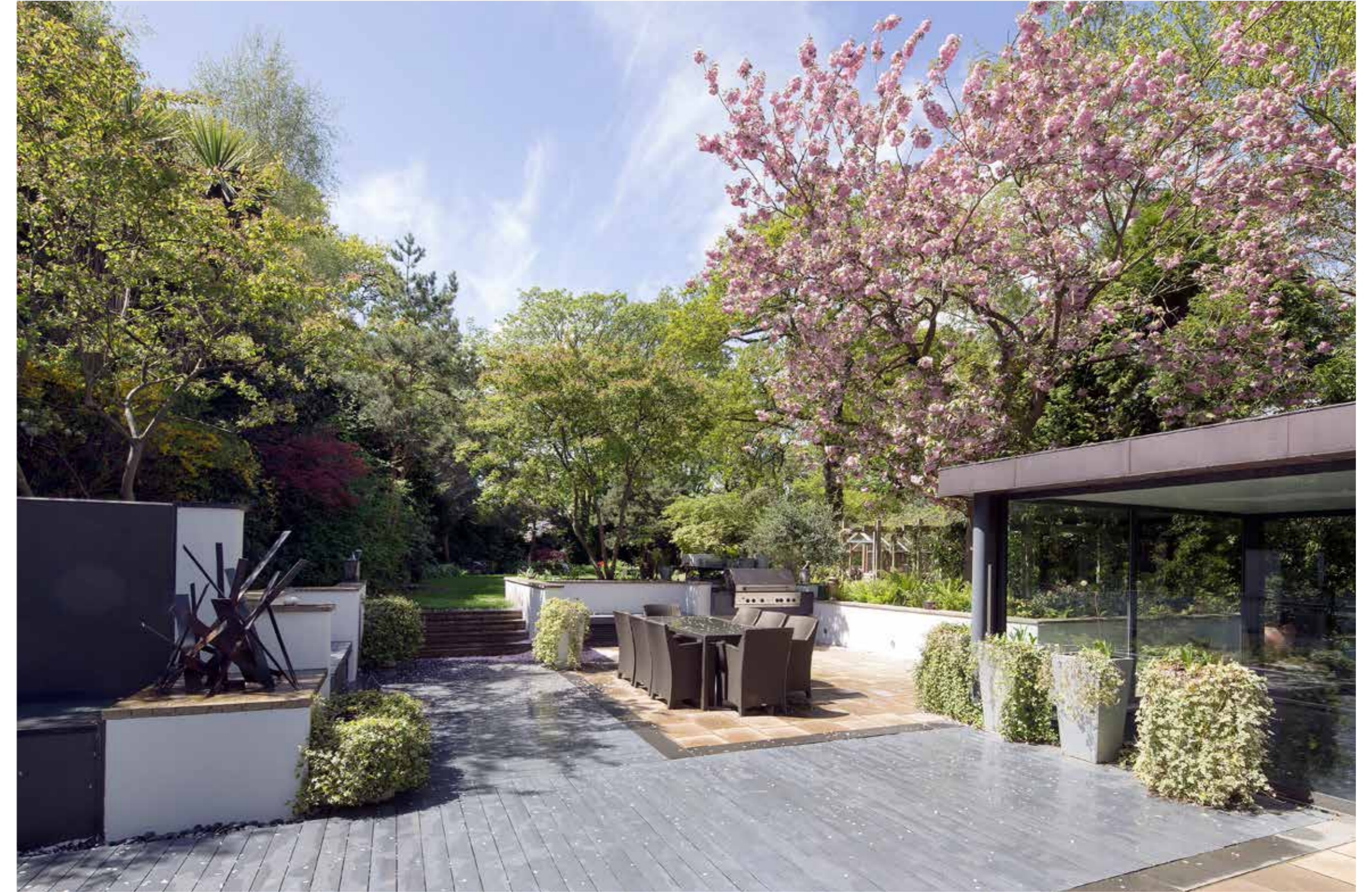
Existing Planning Consent

The extension over the garage could be utilised as staff accommodation or additional office/bedroom space. It will have its own separate entrance and comprise a double bedroom, bathroom and lounge area which could be used as a second room.

The second floor would be doubled in area with a crown roof.

It would comprise of five double bedrooms with bathrooms en suite in four of these bedrooms. (At present there are three bedrooms with one bathroom en suite and a family bathroom.)

The fifth bedroom would use the fifth bathroom which is not en suite or it could be utilised as a playroom or gymnasium.





FREEHOLD | PRICE UPON APPLICATION

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.

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