



GUILDENS • COURTENAY AVENUE  
KENWOOD N6



COURTENAY AVENUE



APPROXIMATE SITE  
AREA 1 ACRE

A rare opportunity to purchase a magnificent freehold plot where planning consent (via an appeal) has been granted for the redevelopment (behind the existing façade) of a super mansion. The house is situated on a unique double width plot of circa 1 acre (4,050m<sup>2</sup>), one of the largest plots in this coveted location, and provides an opportunity, with planning consent, for a buyer to create an impressive new home of approx. 19,000ft<sup>2</sup> (1,765m<sup>2</sup>), behind the façade currently.

The 24hr security at the top of the road is a very attractive facility for residents and the location of Kenwood and Highgate Golf Course at each extreme of the road, adds a huge, semi-rural leafy amenity to what otherwise is an urban location.

Courtenay Avenue is nestled between the medieval villages of Highgate and Hampstead and is within walking distance of Highgate School, which is one of the greatest private learning institutions in the capital.



Rear elevation of house

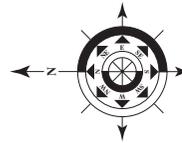
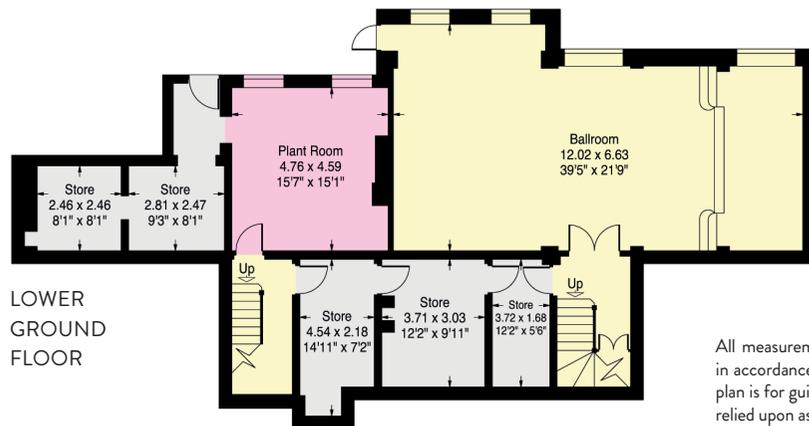
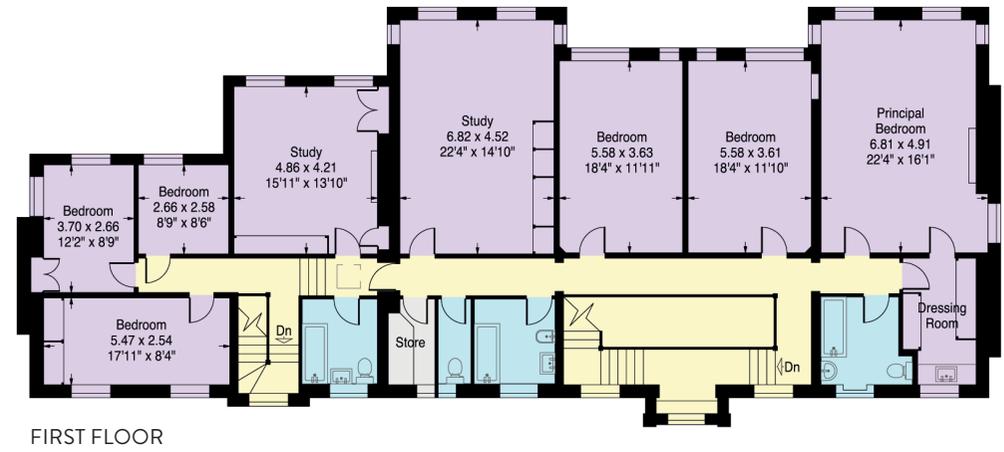
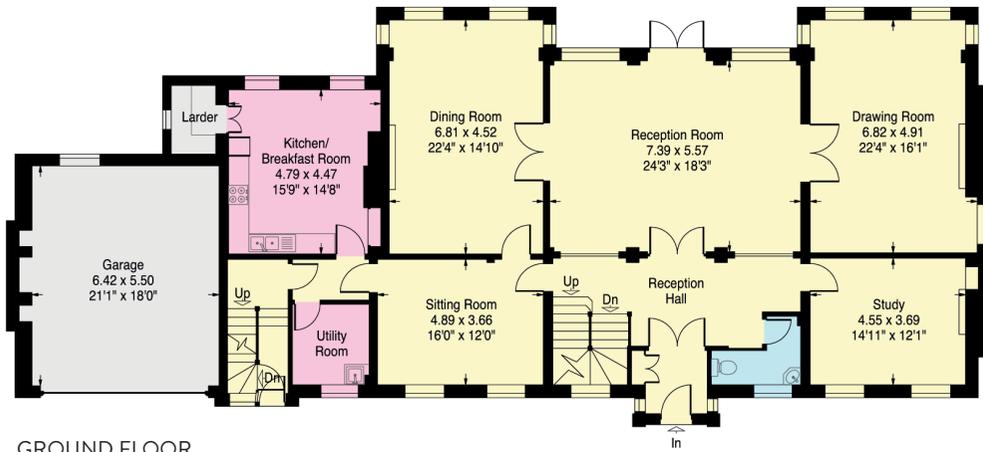


Ballroom

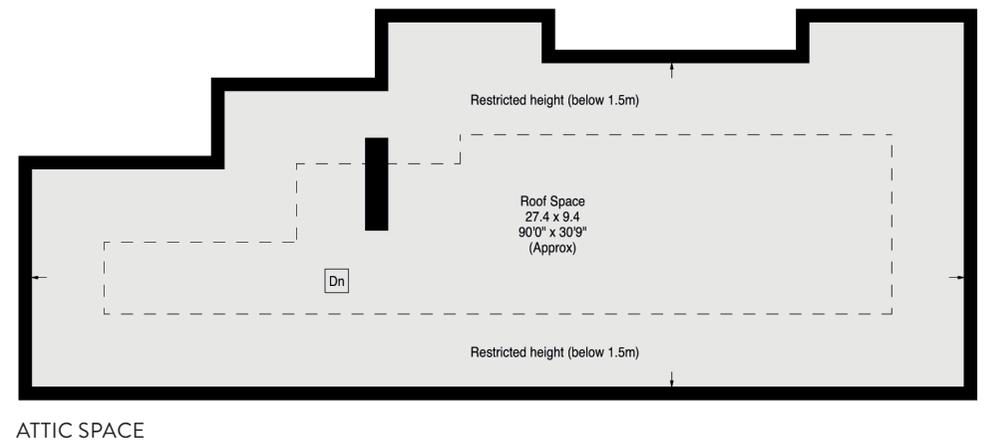


24 hour security guard at the entrance to the road

APPROXIMATE GROSS INTERNAL AREA: 667.8 sq.m / 7,188 sq.ft (not including attic) 915.8 sq.m / 9,858 sq.ft (including attic)



All measurements and figures are taken in accordance with RICS guidelines. This plan is for guidance only and must not be relied upon as a statement of fact.



JOINT SOLE AGENT



FREEHOLD • PRICE UPON APPLICATION

MISREPRESENTATION ACT 1967

This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. EPC rating F.

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