



GUILDENS • COURTENAY AVENUE
KENWOOD N6

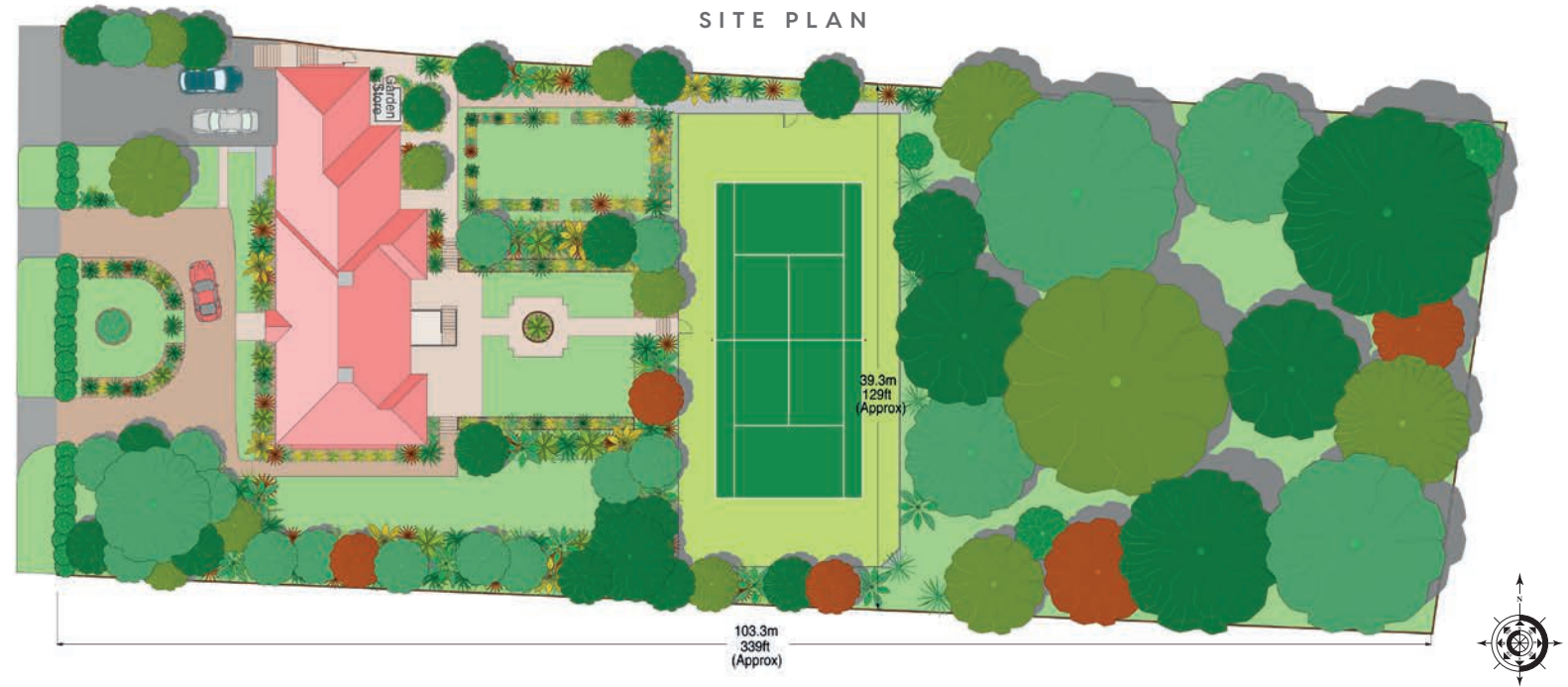
COURTENAY AVENUE

APPROXIMATE SITE
AREA 1 ACRE



A rare opportunity to purchase an unmodernised house which has been in the same ownership for nearly 60 years. The house is situated on a double width plot of circa 1 acre (4,050 sq m), one of the largest plots on the street, and provides an opportunity for a buyer to create an impressive new home, subject to the necessary consents.

Courtenay Avenue is a prestigious private cul-de-sac, immediately opposite Kenwood House, protected by guard operated security gates, monitoring access to the road 24 hours a day, 7 days a week. It is located a short distance from the shops and restaurants of both Highgate and Hampstead Village, and only 5 miles (approximately) from Central London.



Rear elevation of house

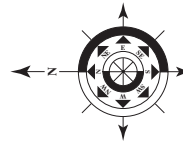
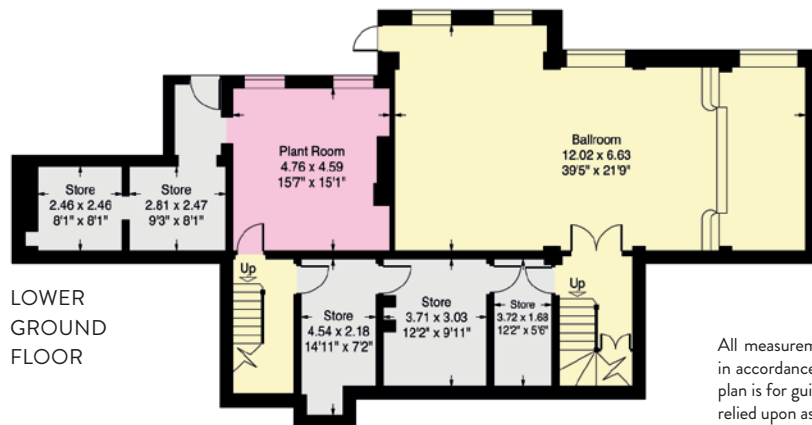
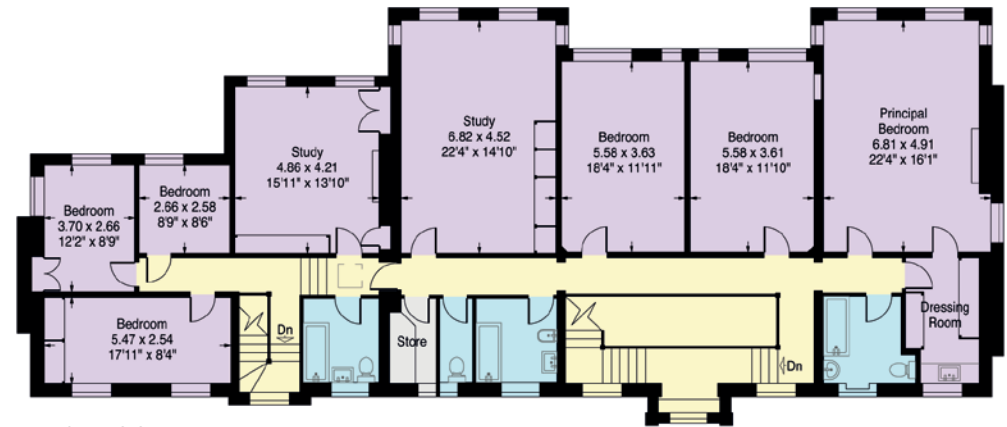
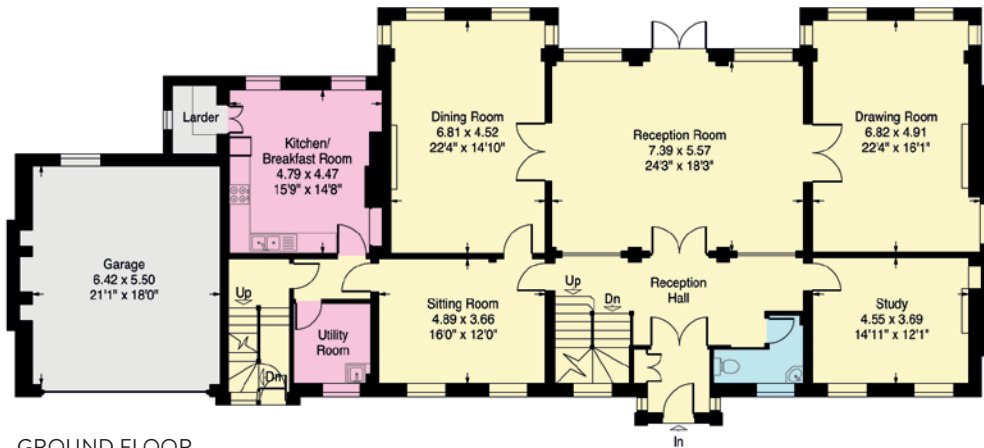


Ballroom

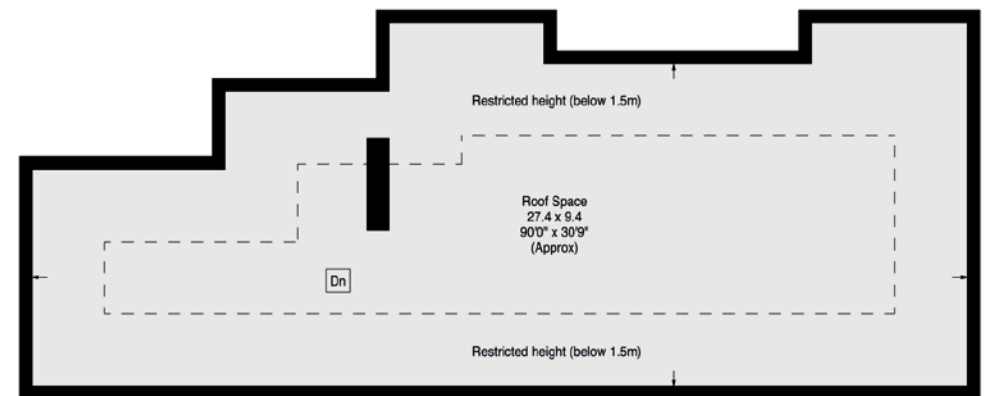


24 hour security guard at the entrance to the road

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.

Brochure by TwentyOneFifty Tel: 020 8778 2150

