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SHELDON AVENUE N6



FREEHOLD. JOINT SOLE AGENT.

GUIDE PRICE £8,950,000.

FREEHOLD: DETACHED: GATED CARRIAGE DRIVE: 6,228 SQ.FT. / 578

SQ.M. : WEST FACING 110 FT. GARDEN: 7 BEDROOMS / 7

BATHROOMS: 3 RECEPTION ROOMS: GYM: OUTDOOR HEATED POOL:

AIR CONDITIONING: CRESTRON SYSTEM: SEPARATE UTILITY: PLENTY

OF STORAGE: SECURITY PATROL



We are delighted to offer a rare opportunity to purchase a detached home measuring 6,288 SQ.FT. / 578 SQ.M. Located on the favoured west side of Sheldon Avenue, featuring a beautiful 110 FT. garden.

This wide lateral home is in excellent condition throughout, with an impressive frontage and gated carriage drive for several cars and added security. The property offers traditional living accommodation with open living spaces on the ground floor and two floors of bedroom accommodation upstairs.





The house is fully detached and has an beautiful landscaped West facing private garden. There is an outbuilding at the bottom of the garden currently used as a gym and office, with the added benefit of a fantastic outdoor heated swimming pool.

Sheldon Avenue is one Highgate's premier roads, just off Hampstead Lane and a stones throw away from Kenwood house and the Heath.

Conveniently located by the shops and restaurants of Highgate Village and outstanding local schools including both Highgate and Channing. East Finchley and Highgate Underground Stations (Northern Line) are nearby.



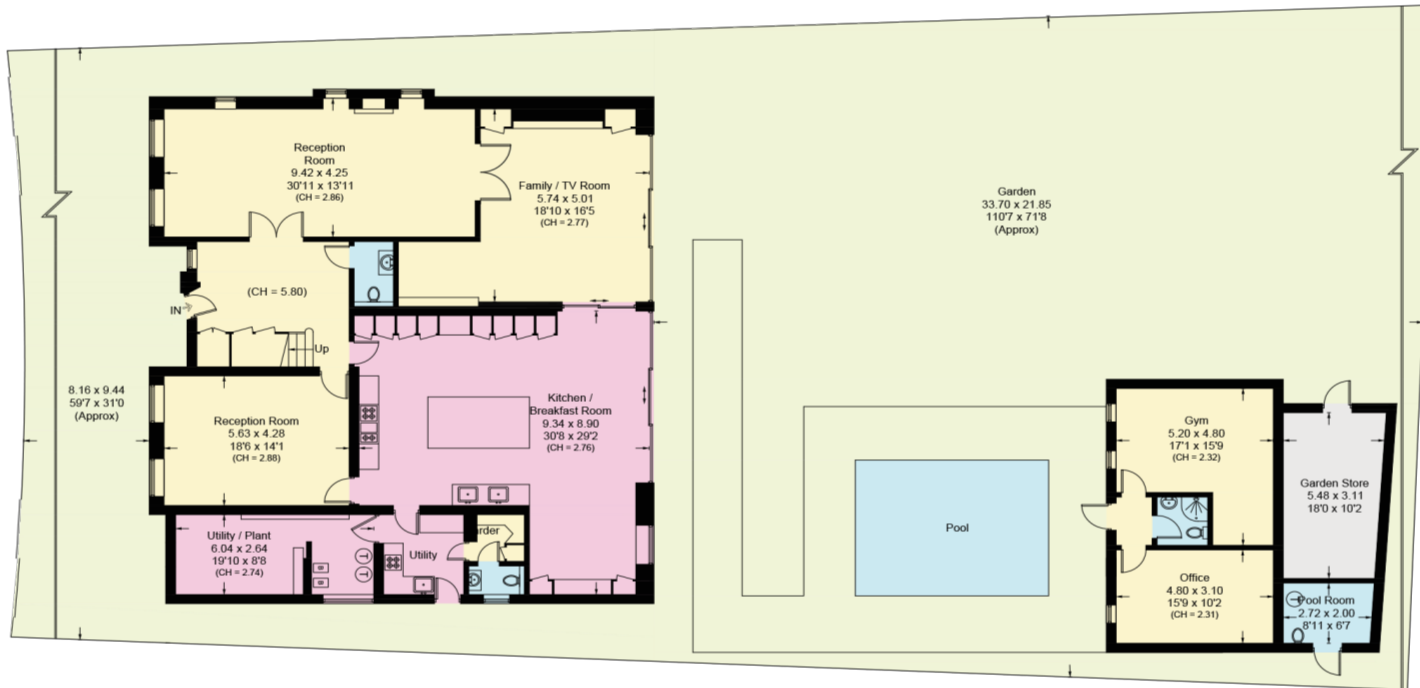
Sheldon Avenue, N6

Approximate Area = 513.1 sq m / 5522 sq ft

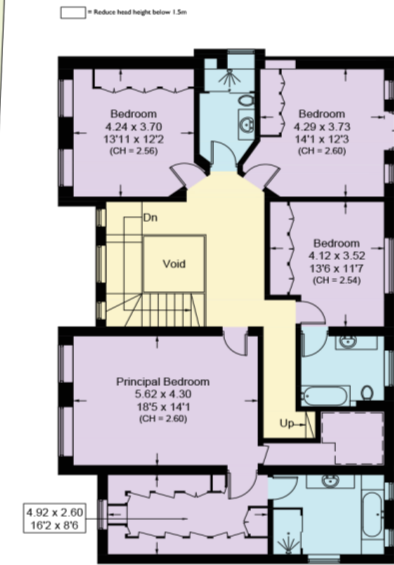
Outbuilding = 65.6 sq m / 706 sq ft

Total = 578.7 sq m / 6228 sq ft

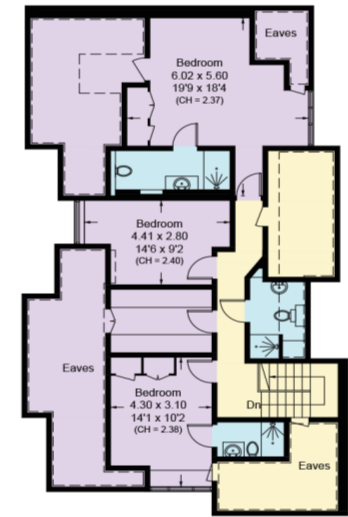
Including Limited Use Area / Eaves (56.5 sq m / 608 sq ft)



Ground Floor
Approximate Area = 233.5 sq m / 2513 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)



First Floor
Approximate Area = 144.6 sq m / 1556 sq ft
Including Limited Use Area (5.2 sq m / 56 sq ft)



Second Floor
Approximate Area = 135.0 sq m / 1453 sq ft
Including Limited Use Area (49.8 sq m / 536 sq ft)

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.