



COMPTON LODGE

COMPTON AVENUE • KENWOOD N6



A superb detached house in a secure gated road

ACCOMMODATION

4 Reception Rooms • 6 Bedrooms • 6 Bathrooms • Leisure Facilities • Swimming Pool • Garden • Private Parking



THIS STUNNING HOUSE HAS BEEN THE SUBJECT OF A MAJOR
REFURBISHMENT AND PROVIDES EXCELLENT FAMILY ACCOMMODATION
INCLUDING AN INDOOR SWIMMING POOL AND A DETACHED GYM







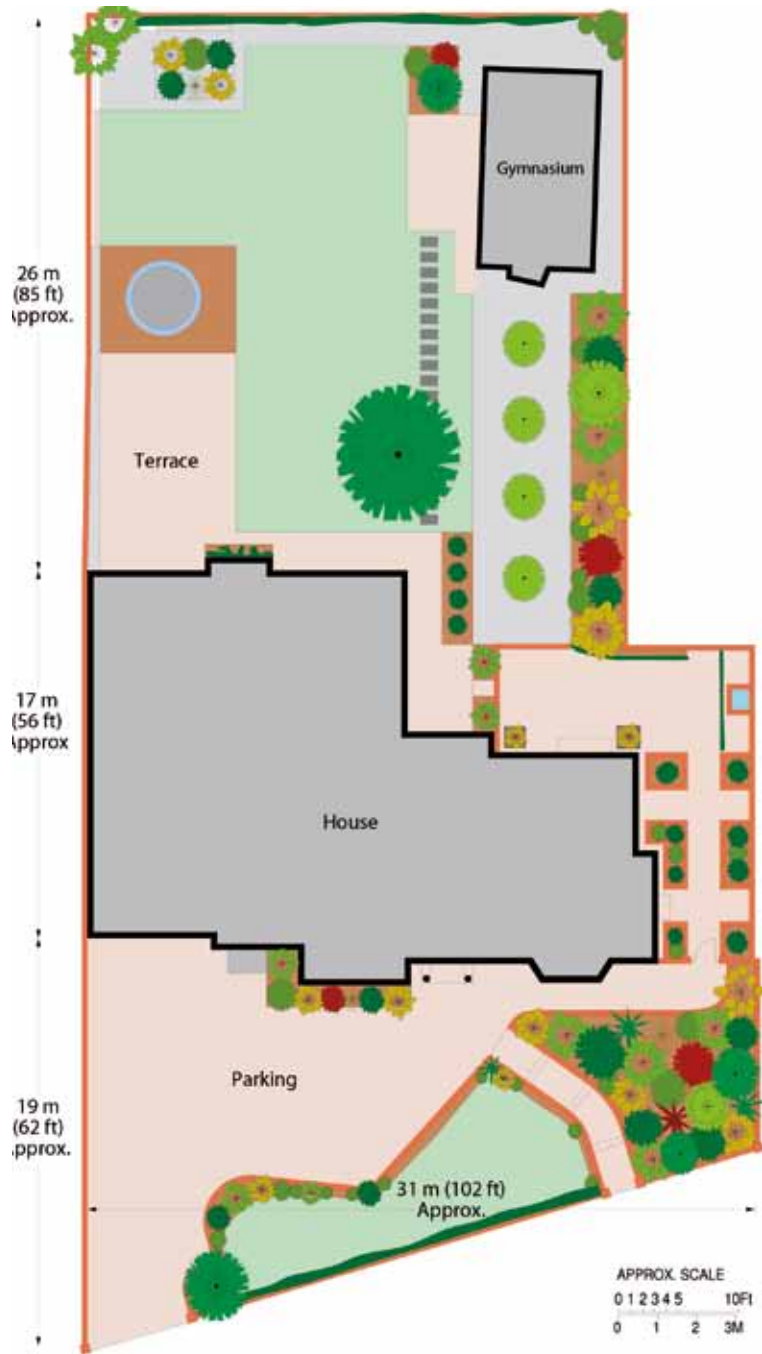
The house benefits from a high level of specification including underfloor gas fired central heating; Lutron electrical system with integrated lighting and music; double glazed timber framed leaded windows to the front and modern large panel glazing to the rear; hardwood custom made internal doors throughout; Italian hardwood floors; Philippe Starck bathrooms; Cooled and humidified wine cellar for up to 2,500 bottles. Lighting by VBK Lighting; Audio - Grahams Hi-Fi featuring a full home cinema system; Panasonic telephone and intercom system; Mosaic and limestone pool; Custom made Bulthaup kitchen with granite worktops, limestone floors, and top of the range Gaggenau appliances. 3 phase electricity supply. Separate boilers for heating and hot water system - all on a commercial scale.

Gym - added in 2009 with specialised rubber floor and walls. Sound and vision integrated to main house. Full spa. Can also be used as a day room or additional guest/staff accommodation.

Garden - Designed and maintained by James Law Gardens.

Street security provided on a 24/7 manned basis with CCTV for a cost of approximately £8,000 per annum.

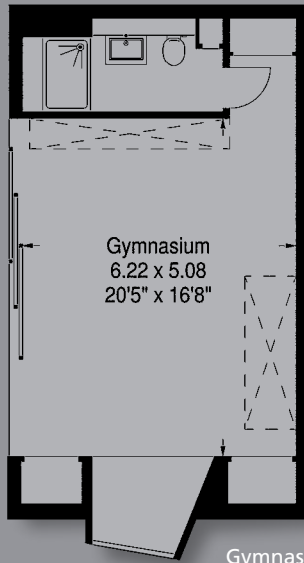




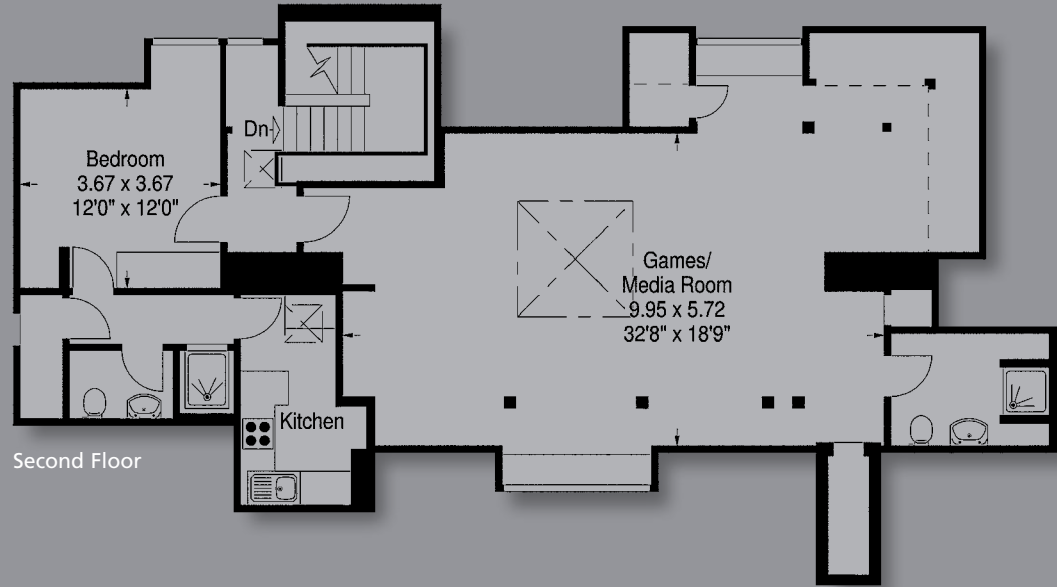
SITE & FLOOR PLANS

Approximate Gross Internal Floor Area
 House - 8,231 Square Feet (765 Square Metres)
 Gymnasium - 485 Square Feet (45 Square Metres)
 Total - 8,716 Square Feet (810 Square Metres)

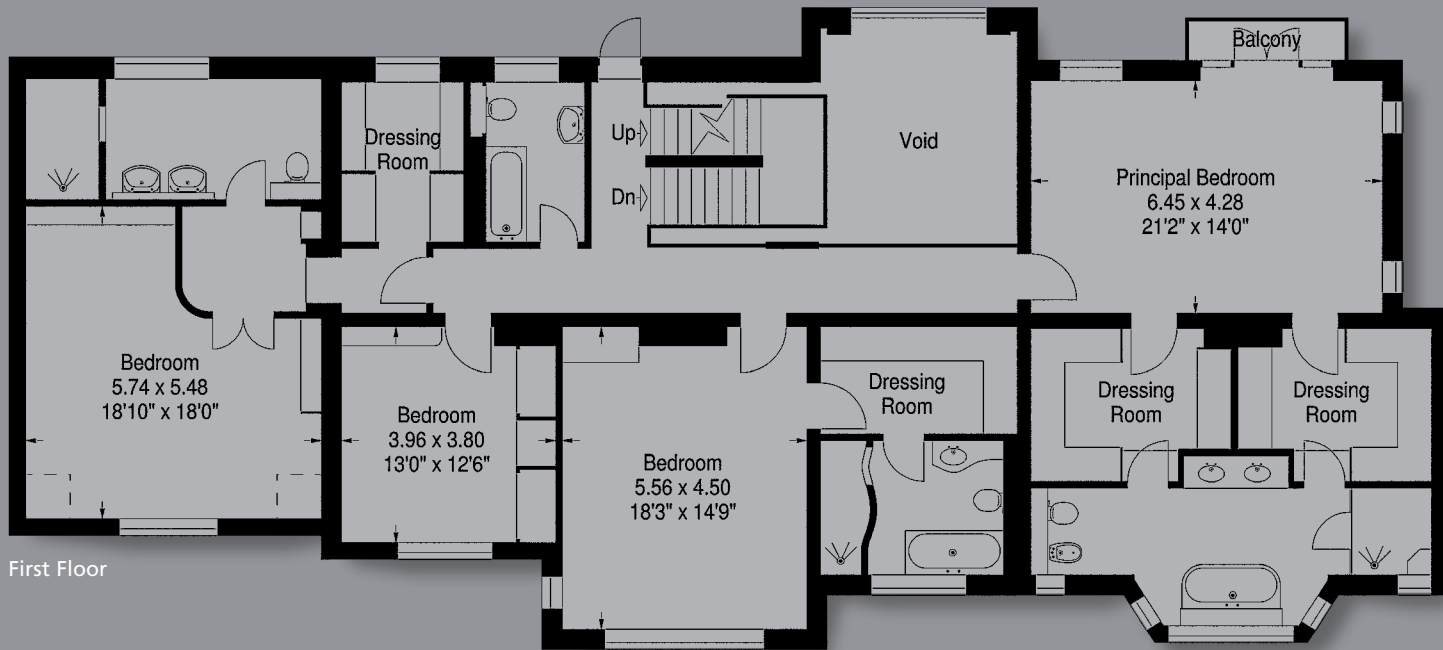




Gymnasium



Second Floor



First Floor



glentree
INTERNATIONAL
020 8458 7311
www.glentree.com

**BEAUCHAMP
ESTATES**

020 7722 9793
www.beauchamp.co.uk

8,716 APPROX SQ FT

FREEHOLD

PRICE UPON APPLICATION

JOINT SOLE AGENTS

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 and Beauchamp Estates 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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