

NICE PLACE, COMPTON AVENUE, N6 4LH



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INTERNATIONAL

“A UNIQUE OPPORTUNITY TO BUILD A SUPER MANSION SET IN A TRANQUIL  
CUL DE SAC IN KENWOOD, OVERLOOKING HIGHGATE GOLF COURSE WITH 24  
HOUR SECURITY FACILITIES”

NICE PLACE, COMPTON AVENUE, N6  
SOLE AGENTS



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# NICE PLACE, COMPTON AVENUE, N6 GUIDE PRICE £20,000,000

This is a rare freehold site of 0.82 acres (0.332 hectares), located at the left-hand end of Compton Avenue, Kenwood N6, facing west, with its side elevation directly overlooking Highgate Golf Course with current planning consent to build a brand new super mansion of 32,120 sqft (2,984 sqm) which is current for just under three years.

Compton Avenue is a leafy cul-de-sac, off Hampstead Lane, Kenwood, which links Highgate to Hampstead and to the south, central London.

It has become the most cherished, prestigious residential address in this much sought-after residential area and of particular advantage to HNW (High Net Worth) residents is the 24hr security at the top of the road, which in today's world, is an important amenity.

At the lower end of the road is Highgate Golf Course with its rolling hills and a short walk from the top of the road is Kenwood and Hampstead Heath where there are 900 acres of green open spaces and woodland for outdoor recreation.



Compton Avenue is nestled between the medieval villages of Hampstead and Highgate which are brimming with eclectic shops, restaurants, and transport facilities.

Within a short walking distance is Highgate School (amongst others) which is one of the best facilitated places of learning, for primary and secondary education regardless gender, with its 75 acres of recreational space and as such, is probably unique in any metropolis in the world.

Plenty of public transport is available on Hampstead Lane and Brent Cross Shopping Centre is within a 10min drive and a private/commercial airport at Luton, is within 35mins by car.

Central London is approx. 4 miles to the south of this location, and it could take between 15/30mins to get there, depending on traffic.

Without question, discerning families from the UK and internationally, will pay a premium price for this location given that with this size of land and the current planning consent granted on 28 June 2023 (and has three years to run) to build a super-mansion of circa 32,120sqft (2,984sqm), when built will be a super mansion which effectively be a cross between a town house and a country estate. This is perhaps, one of the many reasons why London is 'the greatest city on earth'!

The setting is tranquil, quasi-rural and birdsong from the many ornithological species, could be the loudest sound to be heard.

## THE PROPERTY

As can be seen from the elevations attached, the newly built property has a very desirable brick façade with stone detailing and a grand portico which leads to a stately entrance to the property.

The dimensions of the site itself are such that the rear garden extends meaningfully to the rear boundary which accentuates its size and is one of the largest plots in the road and area.

# THE DESCRIPTION OF THE NEWLY CONSTRUCTED PROPERTY OF 32,120SQFT (2,984SQM)

The newly constructed super-mansion, when built, will be one of the largest freehold properties in London. The ceiling heights are generous, and the property is designed over five floors. The extensive indoor Swimming Pool has a double-height ceiling which is circa 22ft (6.70m) and adds to the grandeur and drama of this important space.

There is an array of stately Reception rooms, Galleried landings (stretching over five floors), with double Principal Bedroom Suites which is extensive to say the very least.

In addition to the large Kitchen/Breakfast area, there is a Catering Kitchen, formal entertaining with a Dumbwaiter connecting the two.

There are additional storerooms in the basement area which can be turned into Reception rooms reasonably easily.

As a result of discussions with the professionals, if the incoming purchaser wanted to modify some of the internal design arrangements, this could be perfectly possible.

The views over the golf course will be quite extraordinary.

## ACCOMMODATION

- In-and-Out Security Gates and sweep drive which leads to the grand entrance.
- An extraordinarily large, double Principal Bedroom Suite with duplicate Dressing Room and Office
- 5 further spacious Guest/Family Bedroom Suites, with a large Pyjama Lounge on the second floor
- Large formal majestic Drawing Room/Salon
- Family Room
- Study
- Children's Study
- Formal Dining Room
- Huge Kitchen/Breakfast Room
- Grand Entrance Hall with approx. 50'+ galleried landing
- Huge Swimming Pool with double-height ceiling with Wellness Suite, Jacuzzi, Exercise Studio, Gymnasium, Changing Rooms, Treatment/Massage Room, Salon, Steam Room, Sauna/Pool Bar with Reception Area
- Wine Cellar
- Games/Club Room
- Private Cinema
- Utility/Laundry Room
- Staff Quarters/Chauffeur's Room
- Additional Storerooms
- Catering Kitchen with Dumbwaiter
- 2 separate staircases – one which is galleried to five floors.
- Passenger Lift to all floors
- Car lift with turntable for 7 or 8 cars

Once fully constructed, this property will be one of the largest in London and probably in one of the most tranquil and desirable settings.

# PLANNING CONSENT

Currently, there is a derelict house on the site which will be demolished in favour of a new construction of 32,120sqft (2,984sqm) where a super-mansion on 5 floors, will be built.

The appointed planning consultants,

Emma McBurney, E: emma@mbaplanning.com; M: +44 (0)7899

968931 and Michael Burroughs, E: michael@mbaplanning.com; M:

+44 (0)7825 180175 have summarised below the planning brief and

the details of the planning consent for the demolition of the existing house to be subsequently replaced with a super-mansion which was granted originally in September 2014 and has just been renewed on 28 June 2023 and this remains current for three years – see Planning Brief below.)

1. Nice Place is a large 2-storey detached house located at the end of the gated private cul-de-sac Compton Avenue shown on the plan below.



2. It has been extended and altered substantially. It has a large pool house in the rear garden.



3. It is within the Highgate Conservation Area but is not listed, locally listed or identified as a positive contributor in the Appraisal and Management Plan.

4. Planning consent 2014/1901 was granted for its demolition and replacement in September 2014. In August 2017, LDC 2017/2442 issued that certified works as part of application reference 2014/1901 had commenced and so that consent remains extant.

5. The original house was unaffected by the implementation works and is still in place. It is hard to see from Hampstead Lane because of distance, the downhill slope of the road, the obstruction of the barrier and the security office at the start of the road and the curve in the road.

6. On 28 June 2023 planning permission was granted under application reference HGY/2023/4048 for Demolition of existing dwelling and erection of a replacement dwelling with rooms in the roof and basement (renewal of extant scheme - HGY/2020/1104).

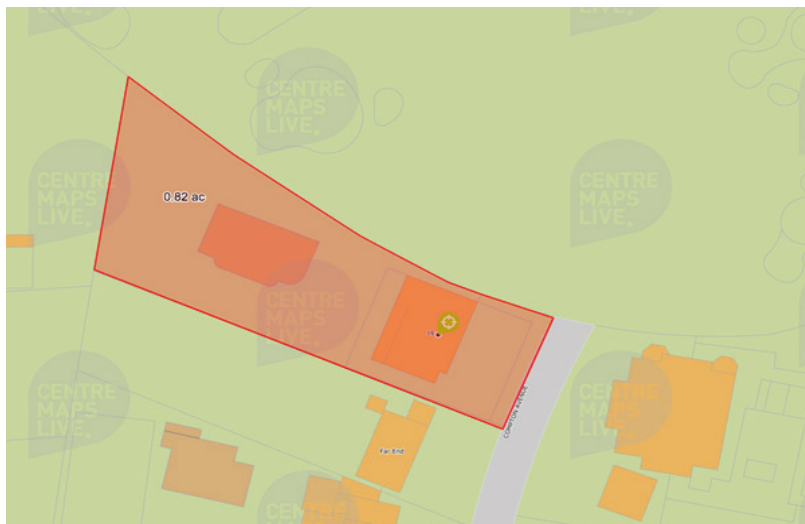
7. A copy of the approved drawings can be accessed using the following link: [https://mbaplanning-my.sharepoint.com/:f:/p/emma/EtofVN\\_nfbNFjG8bCtXAHr0B4TP\\_xXOHI7uMAfjzJw3JQ?e=WQgD-yc](https://mbaplanning-my.sharepoint.com/:f:/p/emma/EtofVN_nfbNFjG8bCtXAHr0B4TP_xXOHI7uMAfjzJw3JQ?e=WQgD-yc)

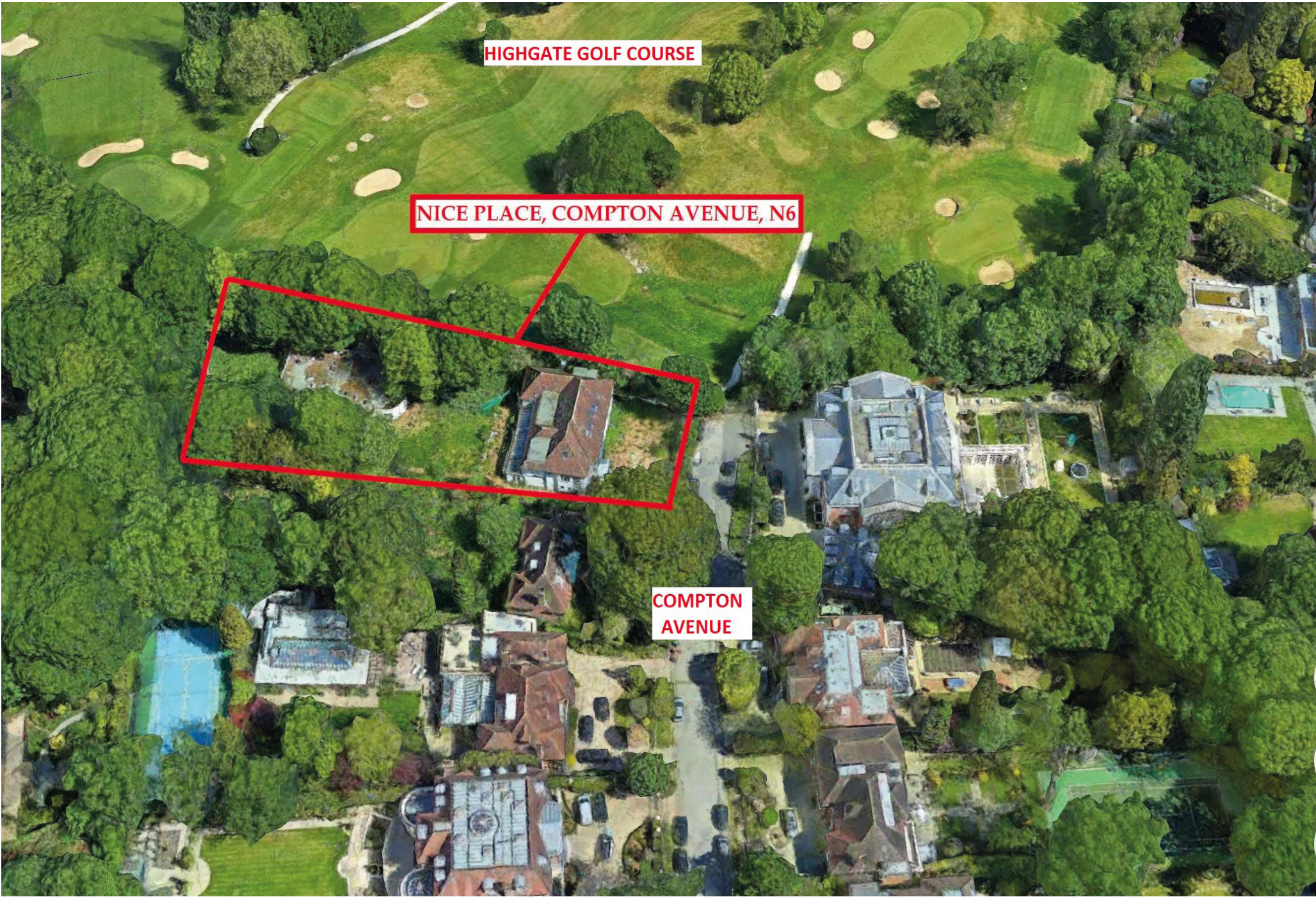
8. The consented house has a gross internal area of 32,120.6sqft (2,984.1sqm):

- Basement -2: 10,446sqft (970.5sqm)
- Basement -1: 9,639sqft (895.5sqm)
- Ground Floor: 5,316sqft (493.9sqm)
- First Floor: 3,765sqft (349.8sqm)
- Second Floor: 2,954sqft (274.4sqm)

9. It stands on a 0.82acre plot that is larger than most in the road, with its northern boundary adjoining Highgate Golf Club and its western boundary at the rear of the large gardens in Courtenay Avenue.

10. There are trees on the site that are protected by the Compton Avenue blanket TPO that are unaffected by the permitted scheme.





HIGHGATE GOLF COURSE

NICE PLACE, COMPTON AVENUE, N6

COMPTON AVENUE



**HIGHGATE GOLF COURSE**

**NICE PLACE, COMPTON AVENUE, N6**

Compton Avenue

**24 HOUR SECURITY**



# NICE PLACE, COMPTON AVENUE, N6 SITE PLAN



**KEY**

- T Trees To Be Retained & Protected  
As Agreed In Previously Approved Application(s)  
Ref: HG/Y/2014/1901 & HG/Y/2017/1616
- Category A Tree - High Amenity Value  
(Classified in accordance with the requirements of BS 5837:2012)
- Category B Tree - Moderate Amenity Value  
(Classified in accordance with the requirements of BS 5837:2012)
- Category C Tree - Low Amenity Value  
(Classified in accordance with the requirements of BS 5837:2012)
- Category U Tree - Poor Condition Trees  
(Classified in accordance with the requirements of BS 5837:2012)
- Root Protection Areas  
(In accordance with the requirements of BS 5837:2012)
- Extent of proposed basement structure

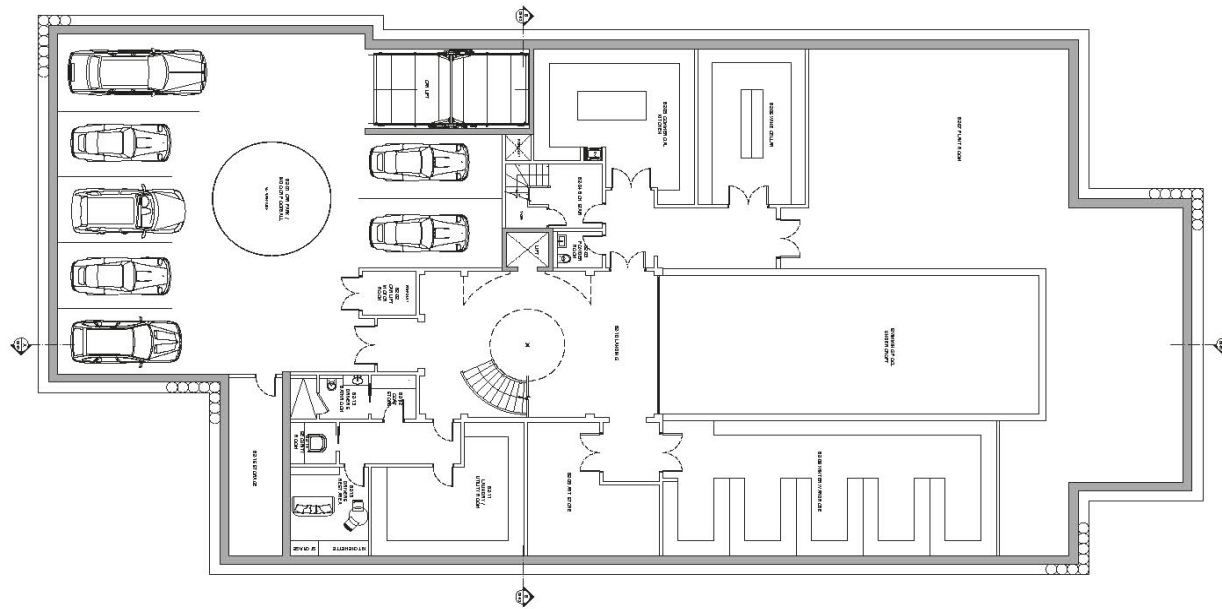
**Notes:**

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architect
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
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DESCRIPTION	DATE		
DRAWING ISSUE STATUS			
pre planning			
<b>GMA ARCHITECTURE</b> Architects and Designers			
UK Home 02 Heath Road Twickenham TW11 4SA Telephone 020 8991 5950 Fax 020 8907 5933 Email gma@tga@gmaarchitecture.co.uk			
Client			
WT CAPITAL GROUP			
Project			
COMPTON AVENUE LONDON N6 4LH			
Drawing			
Site Plan			
Scale	Date	Drawn	Check
1:200	Oct 18	S/S	IL
Type	Client	Drawn	Check
01	228-16	PL-02	-

© Robert Compton Avenue 16-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34

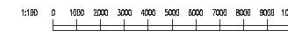
# NICE PLACE, COMPTON AVENUE, N6 LOWER BASEMENT PLAN



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Gross Internal Area - 952.7m<sup>2</sup>

Proposed Basement -2 Plan  
Scale: 1:100



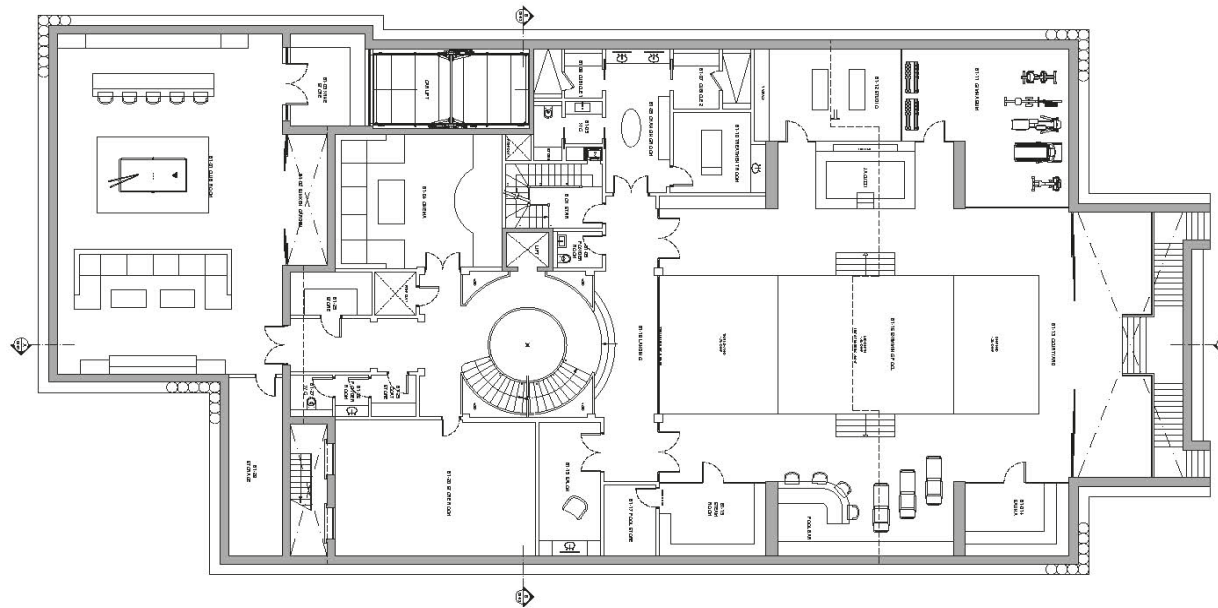
DESCRIPTION		DATE	
DRAWING ISSUE STATUS			
pre planning			
<b>GMA ARCHITECTURE</b> Architects and Designers UK Home: 82 Heath Road, Twickenham, TW11 4SA Telephone: 020 891 5950 Fax: 020 891 5933 Email: enquiries@gmaarchitecture.co.uk			
Client			
WT Capital Group			
Project			
Nice Place Compton Avenue London			
Drawing			
Basement Plan -2			
Scale	Date	Drawn	Check
1:100 @A1	August 18	SJS	IL
Type	Client	Project	
01	228-16	PL-03	

# NICE PLACE, COMPTON AVENUE, N6 UPPER BASEMENT PLAN

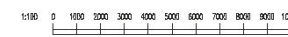


- Notes:
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Gross Internal Area - 881.4m<sup>2</sup>

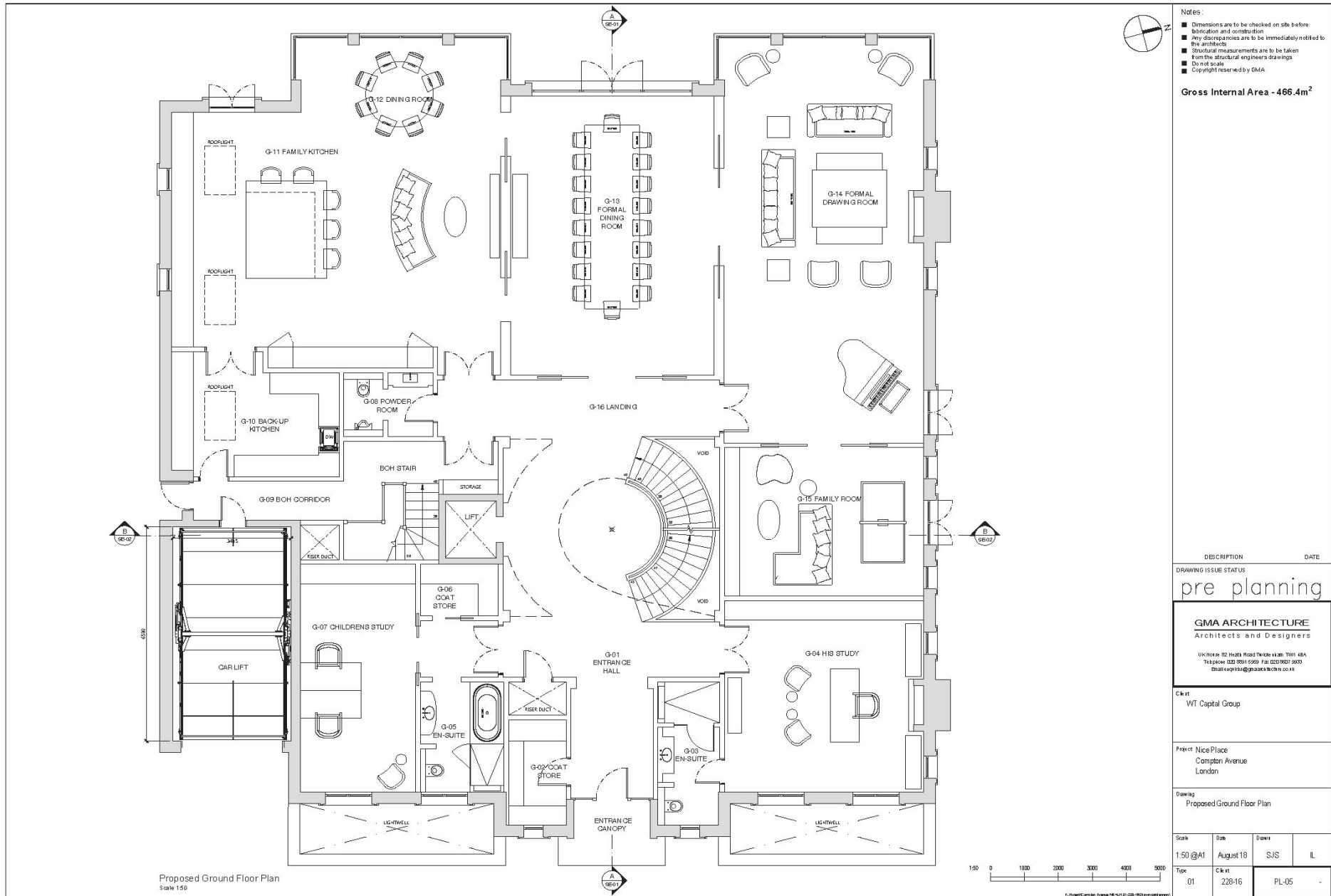


Proposed Basement -1 Plan  
Scale: 1:100

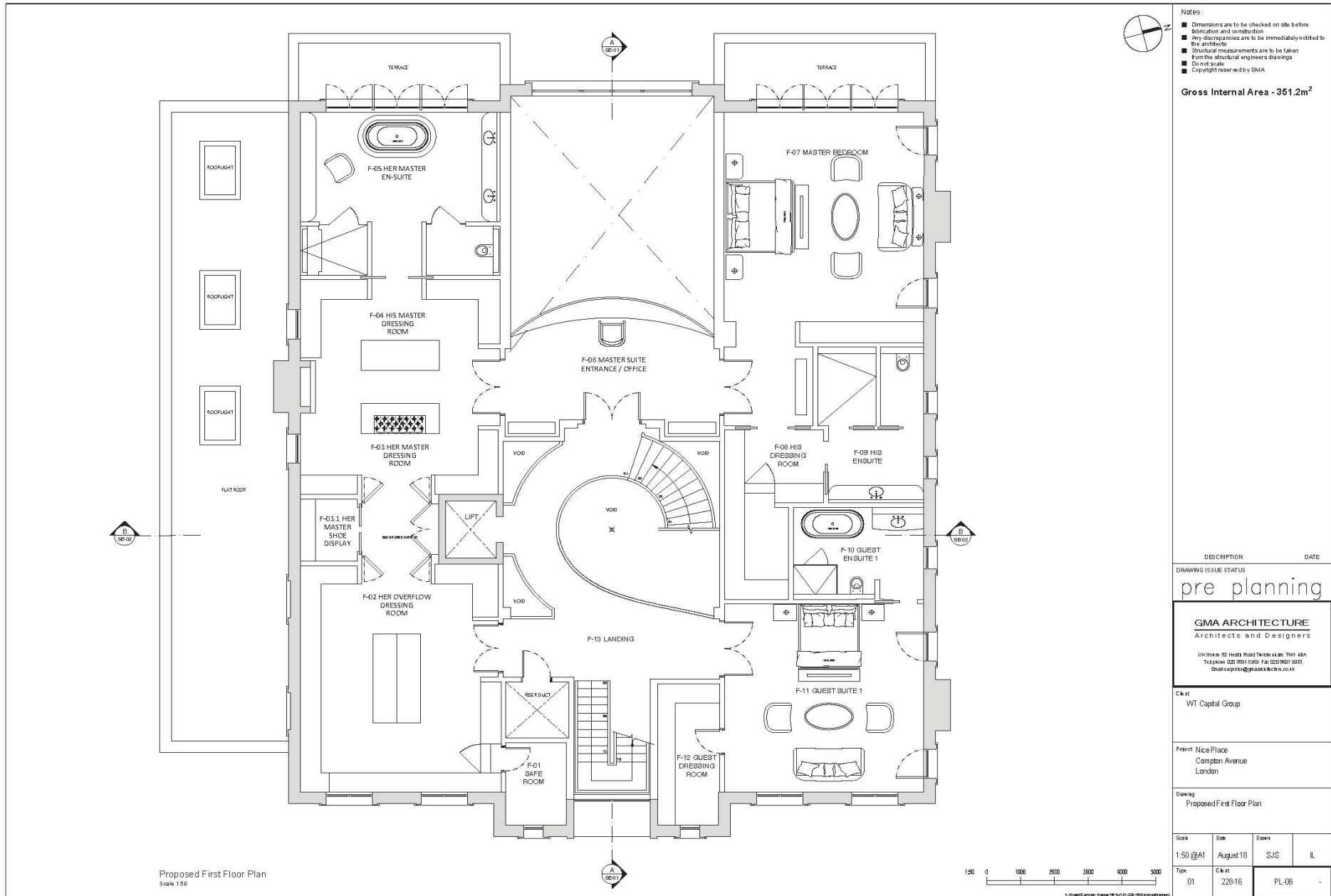


DESCRIPTION		DATE	
DRAWING ISSUE STATUS			
pre planning			
<b>GMA ARCHITECTURE</b> Architects and Designers UK Home: 02 Heath Road, Twickenham, TW20 1BA Telephone: 020 8916 5969 Fax: 020 8907 5933 Email: enquiries@gmaarchitecture.co.uk			
Client			
WT Capital Group			
Project			
Nice Place Compton Avenue London			
Drawing			
Basement Plan -1			
Scale	Date	Drawn	Check
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Type	Client	Project	
01	228-16	PL-04	

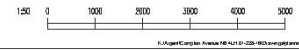
# NICE PLACE, COMPTON AVENUE, N6 GROUND FLOOR PLAN



# NICE PLACE, COMPTON AVENUE, N6 FIRST FLOOR PLAN



Proposed First Floor Plan  
Scale: 1:50

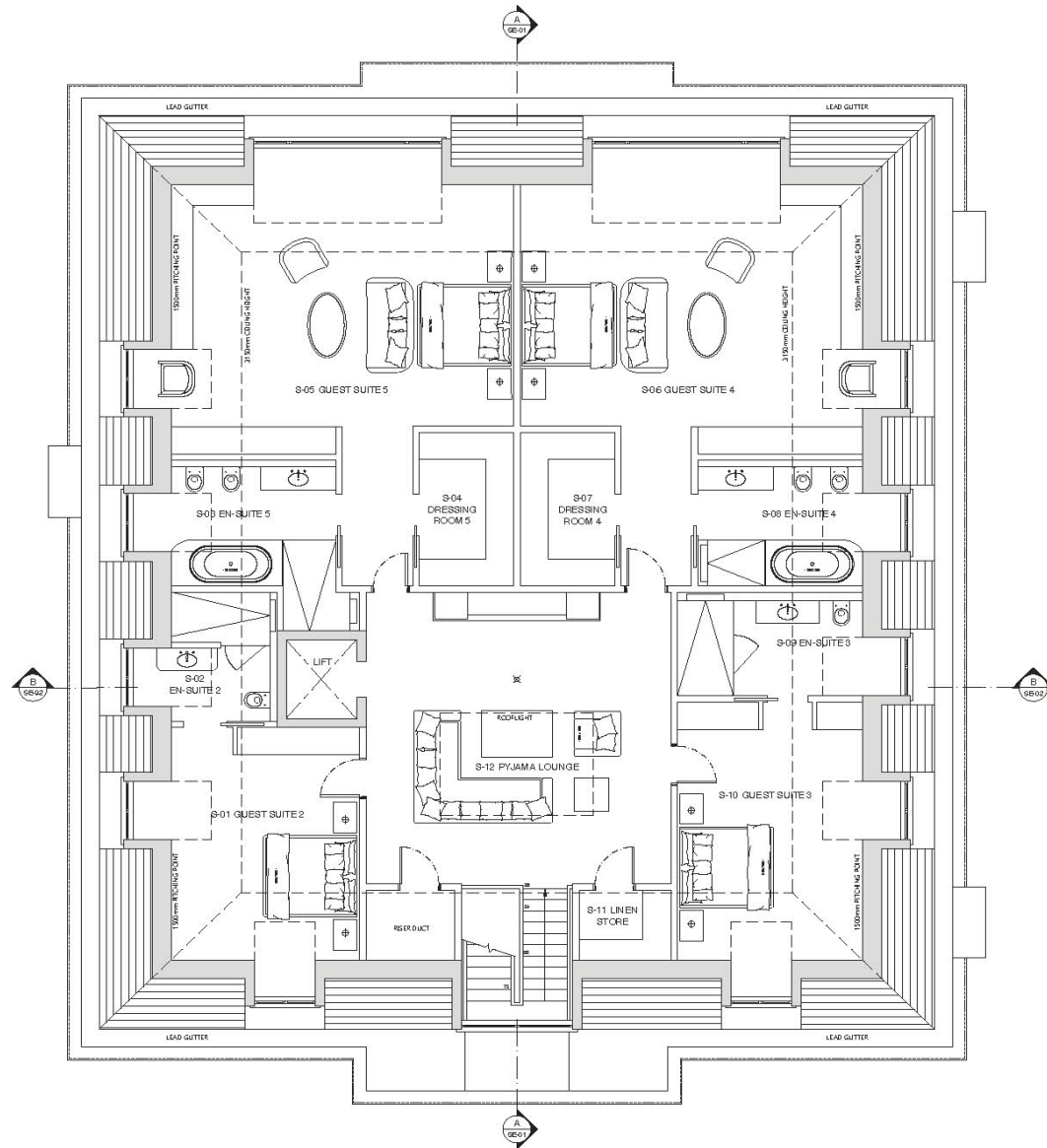


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  - Structural measurements are to be taken from the structural engineers drawings
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Gross Internal Area - 351.2m<sup>2</sup>

DESCRIPTION	DATE
DRAWING ISSUE STATUS	
pre planning	
<b>GMA ARCHITECTURE</b> Architects and Designers	
<small>UK Home: 62 Heath Road, Twickenham, TW11 4BA Telephone: 020 8911 5950 Fax: 020 8907 5933 Email: gma@tiscali.co.uk</small>	
Client	WT Capital Group
Project	Nice Place Compton Avenue London
Drawing	Proposed First Floor Plan
Scale	1:50 @A1
Date	August 18
Drawn	SJS
IL	
Type	01
Client	228-16
PL-06	

# NICE PLACE, COMPTON AVENUE, N6 SECOND FLOOR PLAN



Proposed Second Floor Plan  
Scale: 1:50



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Gross Internal Area - 273.2m<sup>2</sup>

DESCRIPTION	DATE
DRAWING ISSUE STATUS	
pre planning	

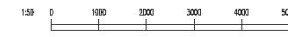
**GMA ARCHITECTURE**  
Architects and Designers  
UK Home: 02 Heath Road, Twickenham, TW1 4SA  
Telephone: 020 891 5950 Fax: 020 8907 5933  
Email: gma@tiscali.co.uk

Client: WT Capital Group

Project: Nice Place  
Compton Avenue  
London

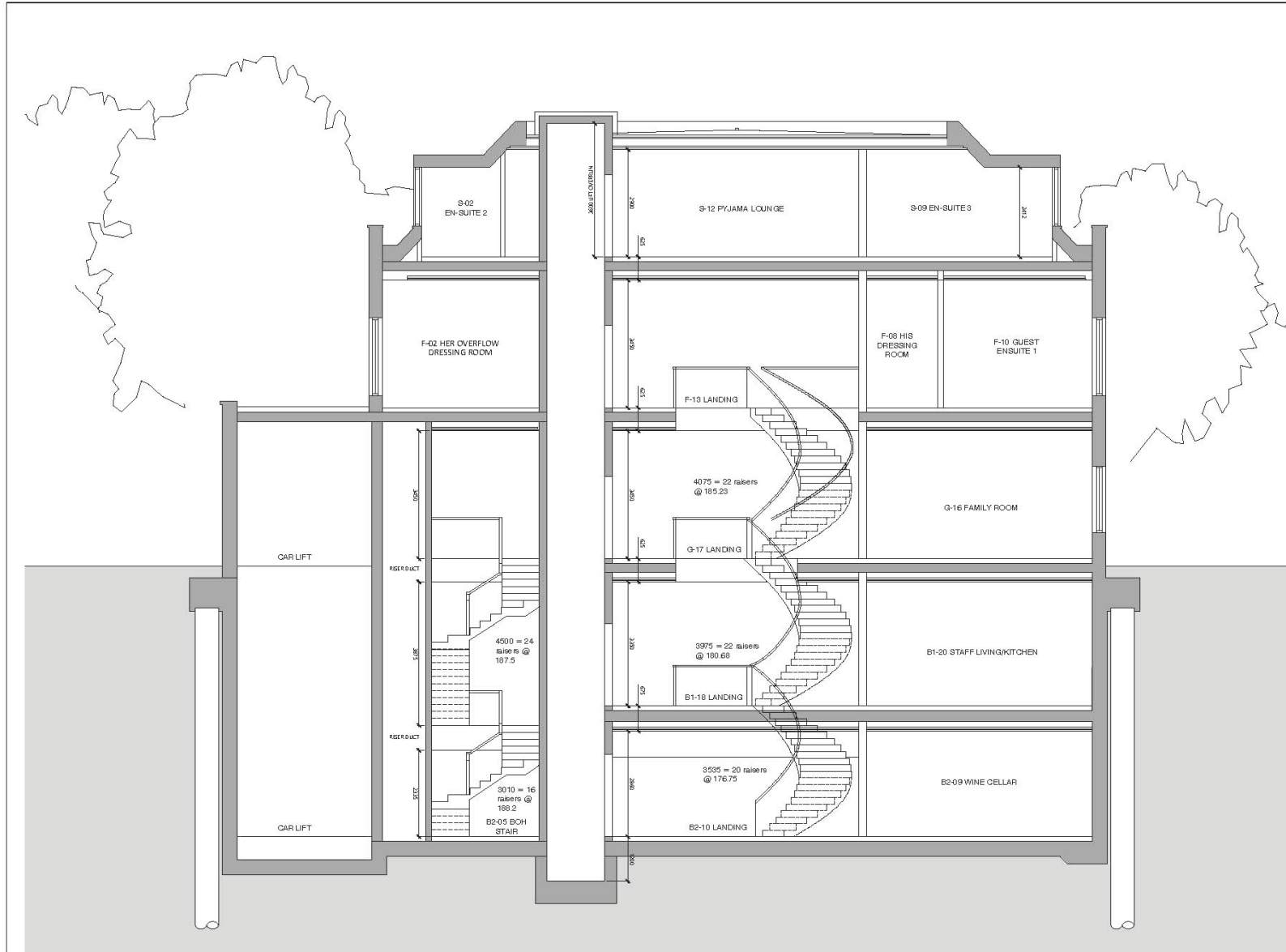
Drawing: Proposed Second Floor Plan

Scale	Date	Drawn	Check	IL
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Type	Client			
01	228-16			PL-07



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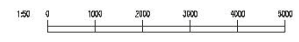
# NICE PLACE, COMPTON AVENUE, N6 SECTION AA PLAN



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DESCRIPTION	DATE
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pre planning	
<b>GMA ARCHITECTURE</b> Architects and Designers	
<small>UK Home 02 Heath Road Twickenham TW11 4BA Telephone 020 8911 5969 Fax 020 8907 5933 Email gma@tiscali.co.uk</small>	
Client	WT Capital Group
Project	Nice Place Compton Avenue London
Drawing	Section AA
Scale	1:50 @A1
Date	August 18
Drawn	SJS
IL	
Type	01
Client	228-16
PL-15	

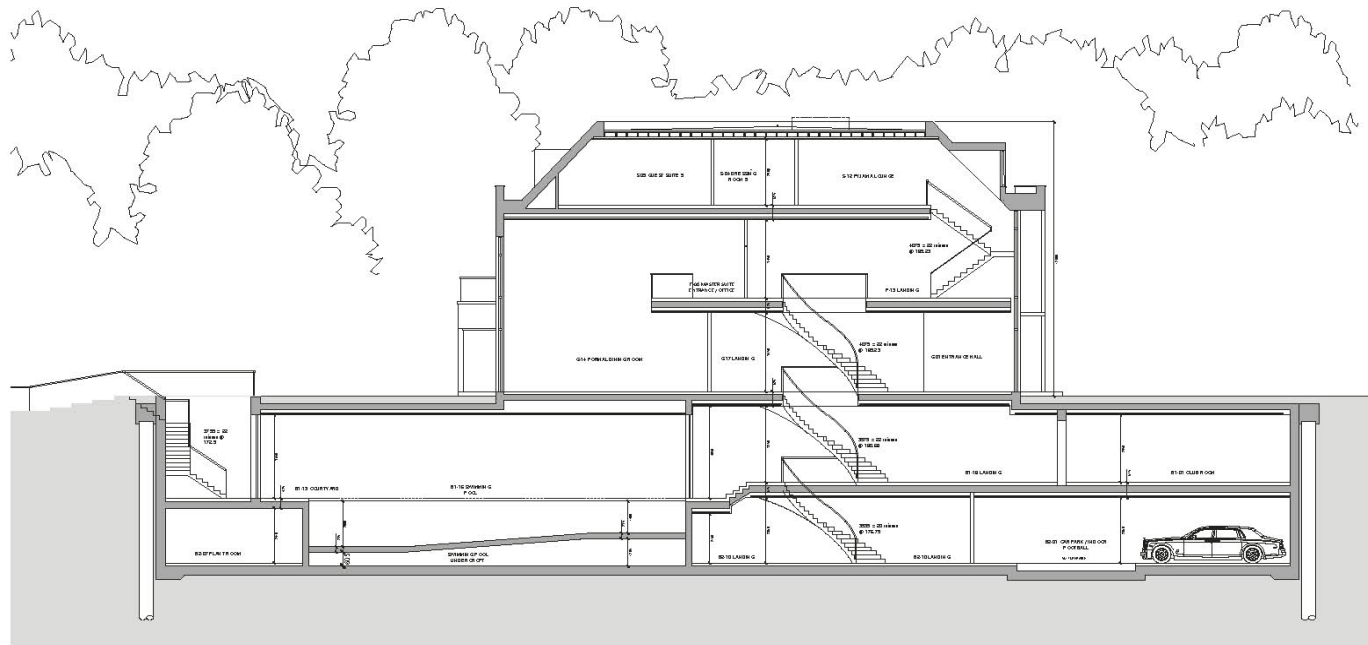
Proposed Section AA  
Scale 1:50



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# NICE PLACE, COMPTON AVENUE, N6 SECTION BB PLAN



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DESCRIPTION DATE

DRAWING ISSUE STATUS  
pre planning

**GMA ARCHITECTURE**  
Architects and Designers  
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Telephone: 020 8914 5950 Fax: 020 8907 5933  
Email: enquiries@gmaarchitecture.co.uk

Client  
WT Capital Group

Project  
Nice Place  
Compton Avenue  
London

Drawing  
Section BB

Scale	Date	Drawn	Check	IL
1:100 @A1	August 18	SJS		

Type	Client	Project
01	228-16	PL-16

Proposed Section BB  
Scale: 1:100







# Glentree International sales in your area over the years

Nothing illustrates more graphically Glentree International's achievements in your area over the last 30 years or so better than this map. It highlights the homes we have sold (perhaps even yours in the past) and indeed how many times. Here is just a glimpse of our activities:

Coloured areas designate Glentree International sales

Key to the number of times the same property has been sold by Glentree International





Sold x1		Sold x2	
Sold x3		Sold x4	

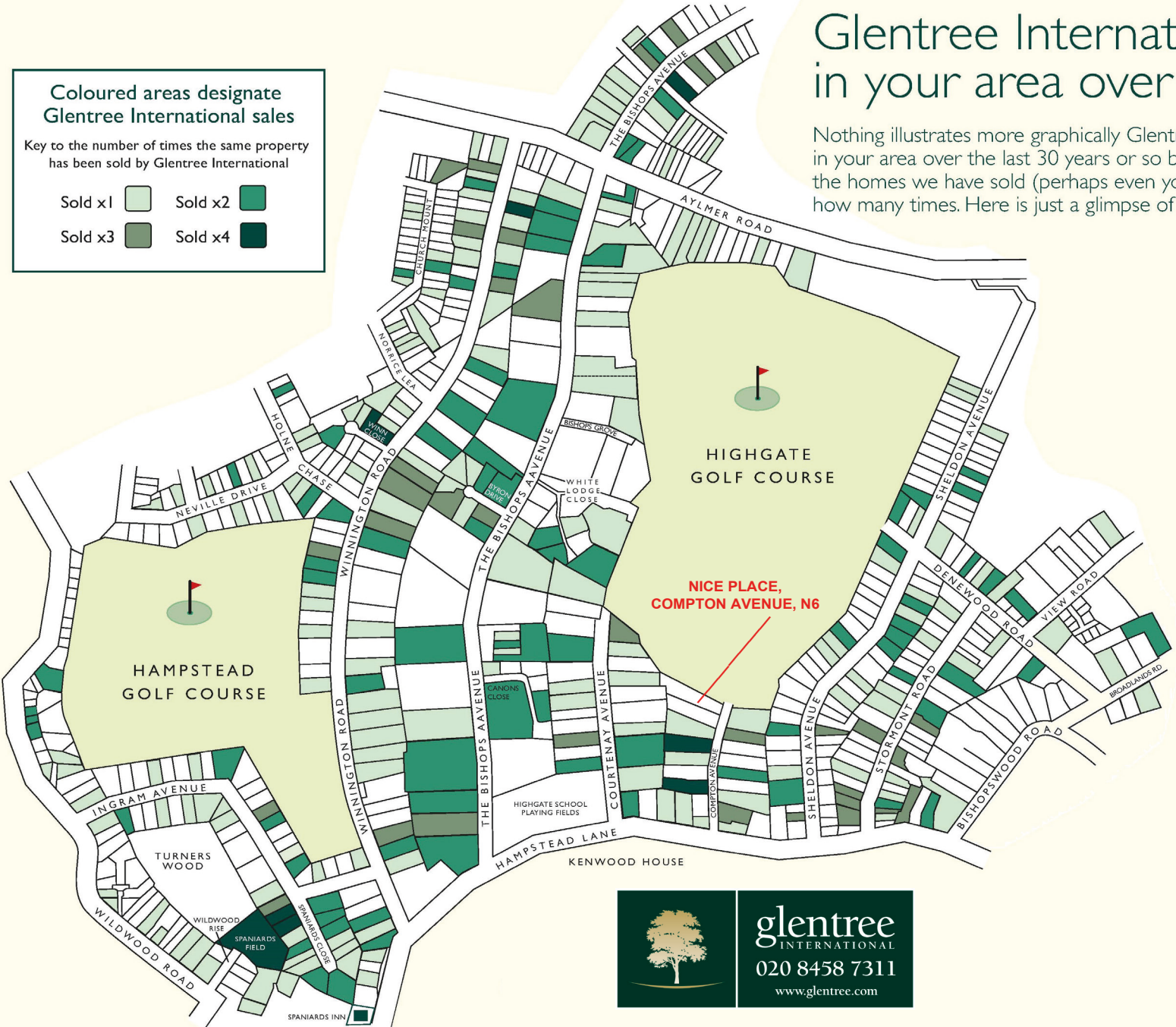
*Properties sold per road*

The Bishops Avenue, N2	129
Winnington Road, N2	119
Sheldon Avenue, N6	36
Ingram Avenue, NW11	31
Stormont Road, N6	31
Courtenay Avenue, N6	21
Compton Avenue, N6	20
Holne Chase, N2	20
Spaniards Close, NW11	19
Wildwood Road, NW11	16
Hampstead Lane, N6	14
Church Mount, N2	11
Neville Drive, N2	9
Norrice Lea, N2	7
Denewood Road, N6	4

Coloured areas designate Glentree International sales

Key to the number of times the same property has been sold by Glentree International

Sold x1		Sold x2	
Sold x3		Sold x4	




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## SOLE AGENT. FREEHOLD.



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+44 (0)7973 882871

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