



RESIDENTIAL SALES & ACQUISITIONS

## **SHELDON AVENUE** **HIGHGATE N6**

A bright and spacious Detached house located at the favored end of this highly sought-after tree lined avenue located close to Kenwood, The Heath and Highgate Village.

Offering 3 large reception rooms, a modern fitted kitchen breakfast room, an integral double garage and a self-contained guest flat/home office on the ground floor, and over the upper floors there is a large master bedroom with an en-suite dressing room and bathroom, 5 further bedrooms, a family bathroom, sauna, access onto a large roof terrace and loft play room that could be enlarged STPP.

The wonderful secure garden is a particular feature as it extends to over 110' and is mainly laid with lawn with mature hedges and trees creating a private and peaceful environment. The house has historically been extended and improved by the current owners but still offers great potential to extend further if required.



### **ACCOMMODATION & AMENITIES**

Entrance Hall, 30' Drawing Room, 28' Family Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Self-Contained Apartment with Kitchenette and En Suite Bathroom, Guest Cloakroom, Master Bedroom with En Suite Dressing Room and Bathroom, 5 Further Bedrooms, Family Bathroom, Sauna, Roof Terrace, Loft Playroom, Integral Double Garage, Off Street Parking for 3 to 4 cars, Mature 110' Rear Garden, Gated Front Garden.











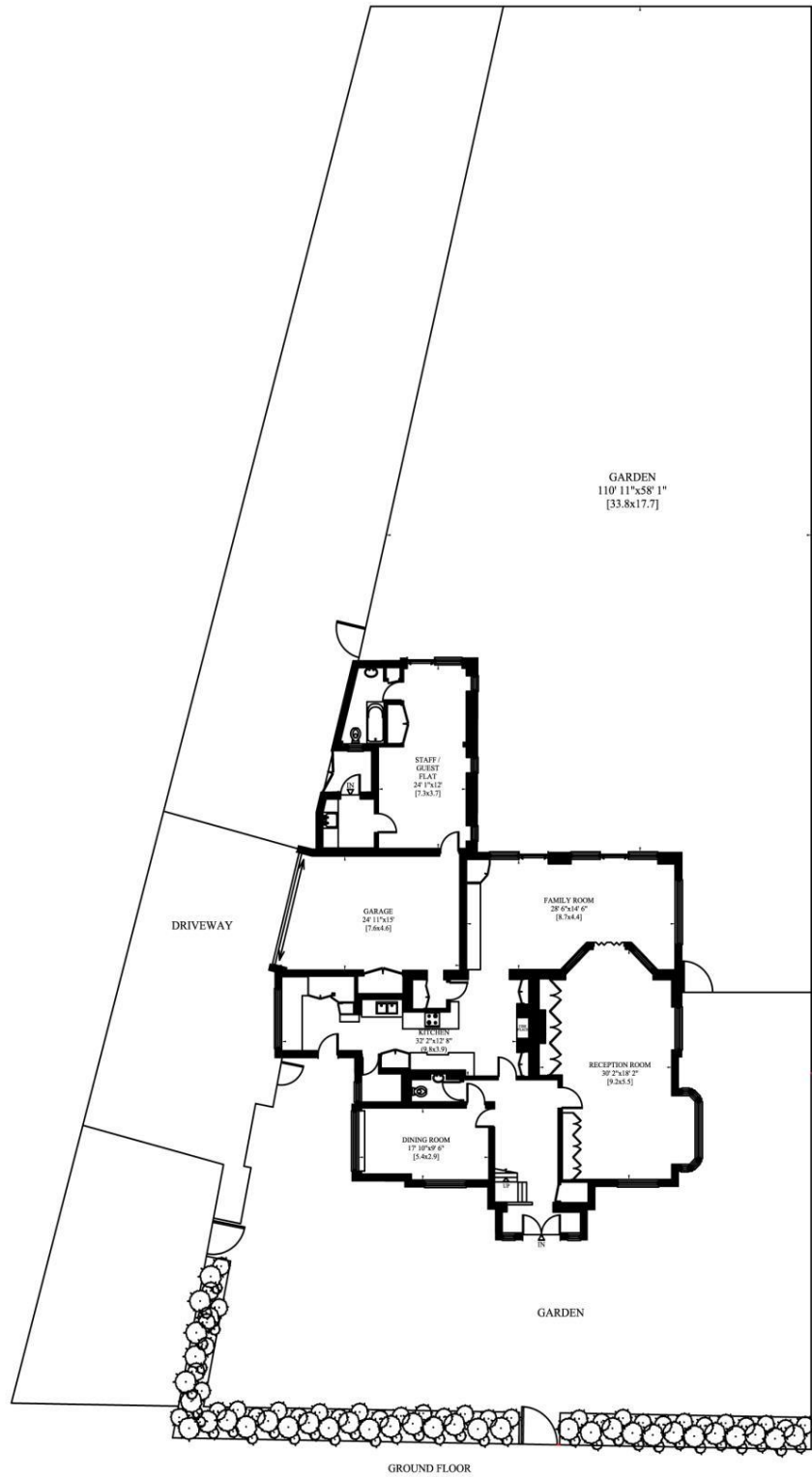
### TERMS

TENURE

Freehold

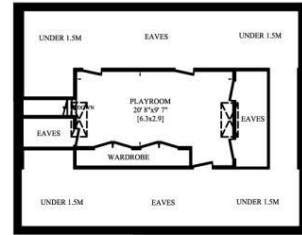
GUIDE PRICE

£5,950,000 **Subject to Contract**

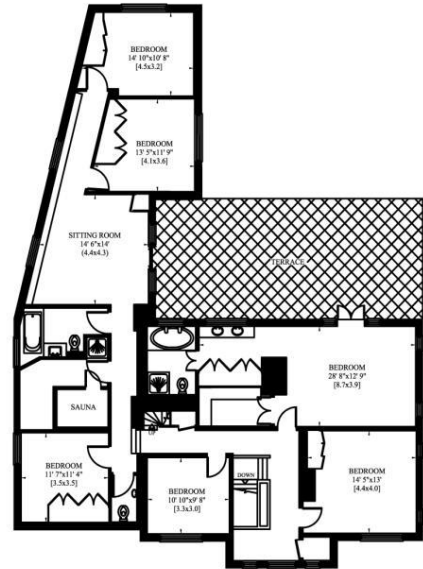


SHELDON AVENUE  
LONDON N6

Gross Internal Area: 520 Sq. metres  
5599 Sq. feet  
Gross Internal Area: 452 Sq. metres  
Excluding Under 1.5m 4869 Sq. feet



SECOND FLOOR



FIRST FLOOR