

Courtenay Avenue | Kenwood N6



Courtenay Avenue, Kenwood N6

Set behind a sweeping carriage driveway, an impressive detached house in one of London's premier roads immediately opposite Kenwood House. The property provides family orientated accommodation of 5,390 sq ft/500 sq m set around a magnificent double height reception hall, and features mature gardens extending to 0.45 of an acre.

Courtenay Avenue is a prestigious private cul de sac protected by guard operated security gates monitoring access to the road 24 hours a day, 7 days a week.

Planning Permission had been granted for a magnificent new residence of 13,488 sq. ft/ 1,253 sq m over four floors behind a retained facade to include a substantial leisure complex with swimming pool and cinema.

ACCOMMODATION AND AMENITIES

- drawing room • dining room • elegant panelled study • family room
- custom built Kitchen • master bedroom suite with dressing room, bathroom and balcony • 5/6 further bedrooms
- 3 further bathrooms • bedroom 7 /playroom • staff Kitchen /potential ensuite to playroom • double garage • secondary staff staircase • double height entrance hallway • sweeping carriage driveway providing parking for several cars • 150' landscaped rear garden

TERMS:

TENURE: FREEHOLD

EPC RATING – E

ASKING PRICE: £8,650,000 SUBJECT TO CONTRACT



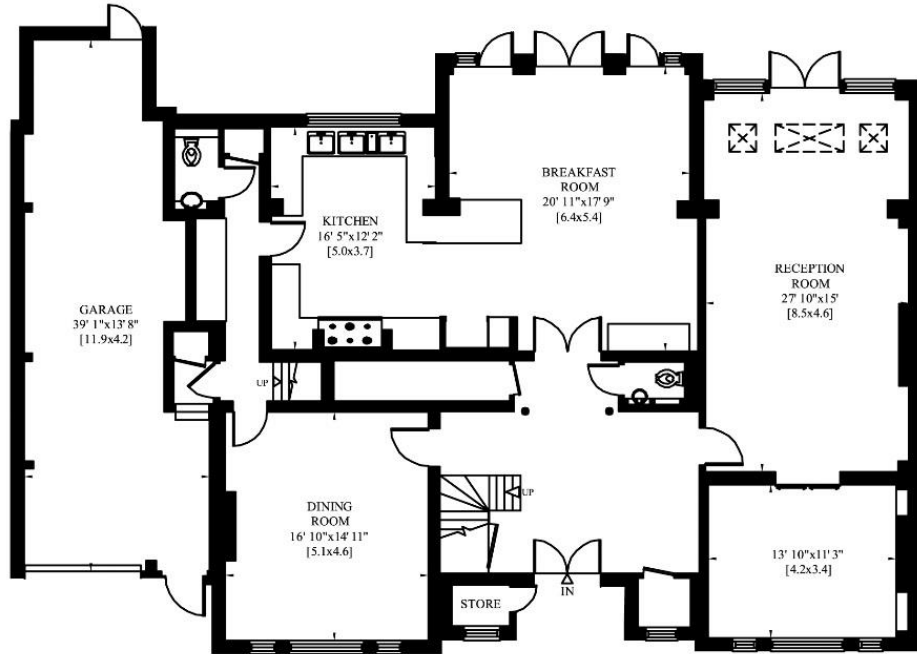




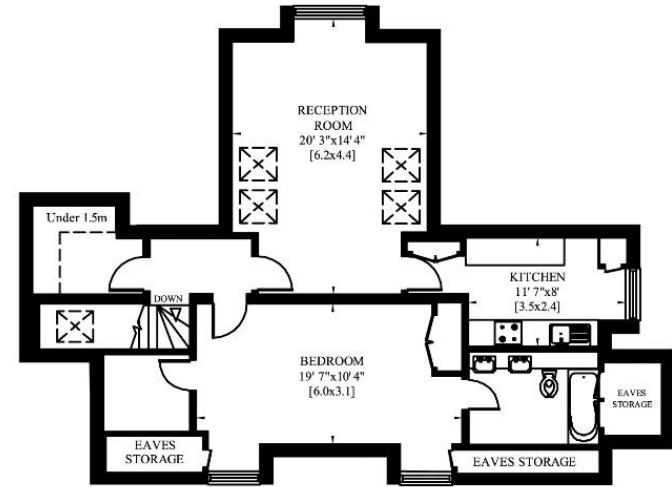
BRACKEN KNOLL
 COURTENAY AVENUE
 LONDON N6

Gross Internal Area: 500 Sq. metres
 Including Store 5390 Sq. feet

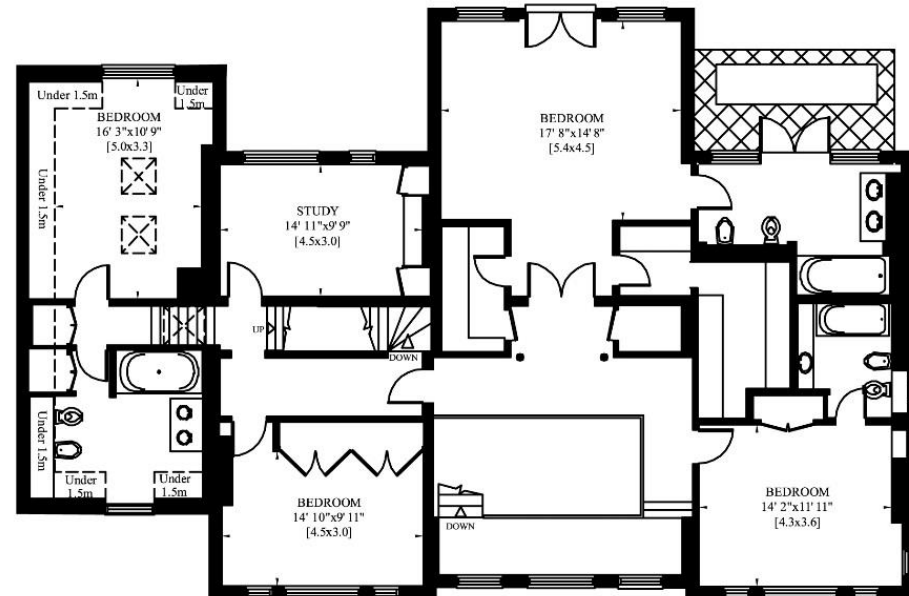
Gross Internal Area: 499 Sq. metres
 Excluding Store 5377 Sq. feet



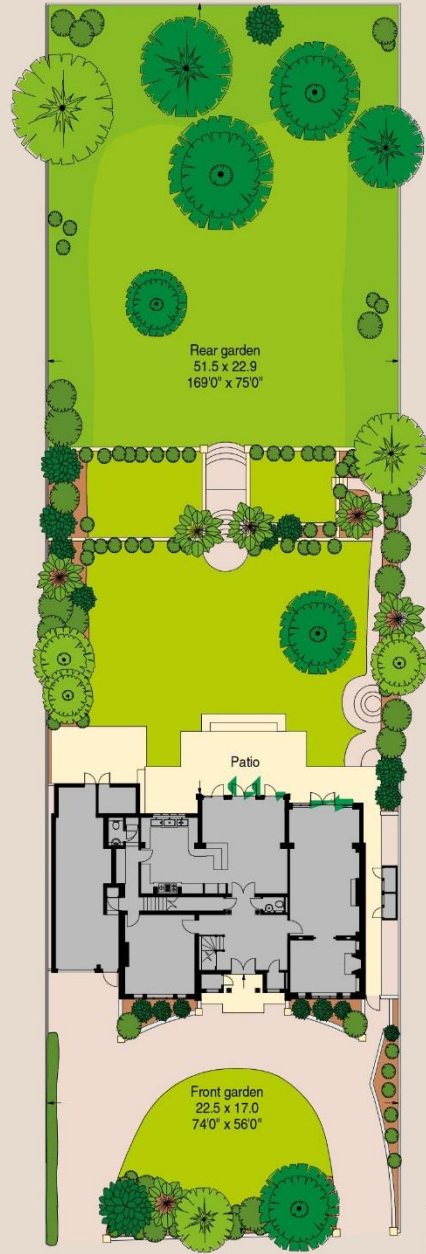
GROUND FLOOR



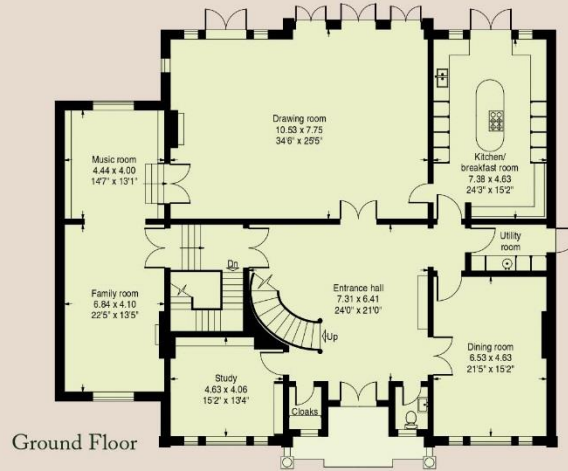
SECOND FLOOR



FIRST FLOOR



Approximate site area:
1,830 Square Metres - 0.45 Acres



Ground Floor



Basement

PROPOSED FLOORPLAN

Gross Internal Area (Approx)

Basement Floor: 458 Square Metres - 4,930 Square Feet

Ground Floor: 295 Square Metres - 3,175 Square Feet

First Floor: 298 Square Metres - 3,208 Square Feet

Second Floor: 202 Square Metres - 2,174 Square Feet

Total: 1,253 Square Metres - 13,488 Square Feet

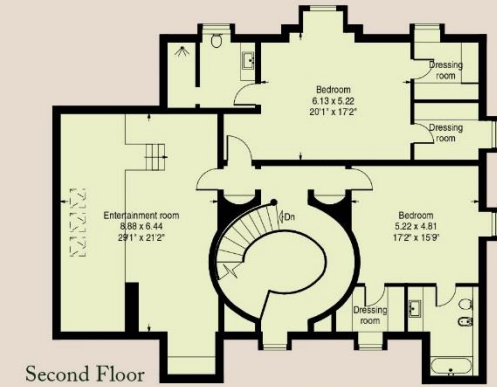
Ceiling Heights (Approx)

B - 2.5m

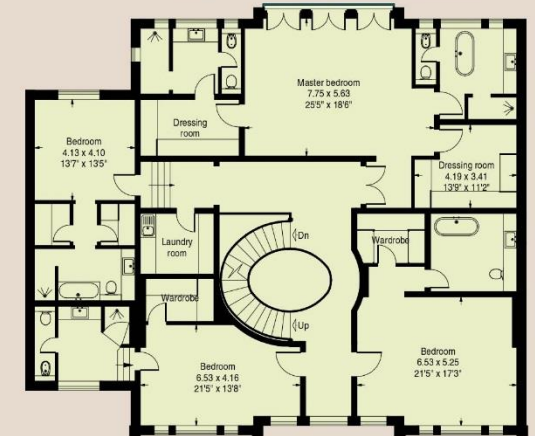
G - 2.8m

F - 2.7m

S - 2.5m



Second Floor



First Floor