



HIGH BIRCH, COURtenay AVENUE  
London N6



# A 9 BEDROOM HOUSE FOR SALE IN COURTENAY AVENUE N6

Courtenay Avenue is a private, gated road located enjoying 24 hour security, located off Hampstead Lane in the heart of Kenwood, equidistant to both Hampstead and Highgate Villages.



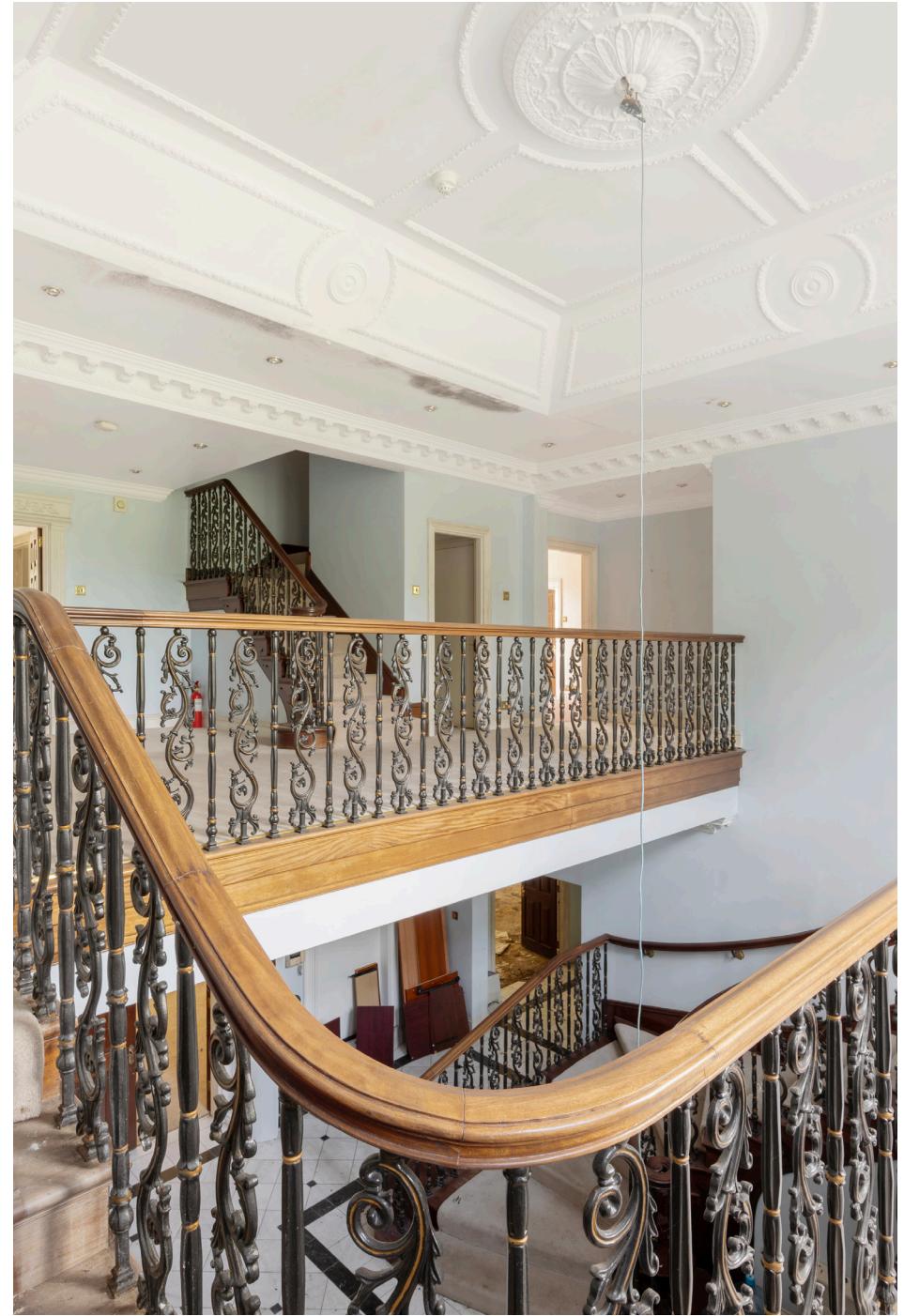
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Local Authority: London Borough of Haringey

Council Tax band: H

Tenure: Freehold

Asking Price: £8,950,000



High Birch is a large, low-built, detached house located in Courtenay Avenue, one of North London's most premier and secure roads. The house requires modernisation throughout and provides an excellent opportunity for a future buyer to create a hugely impressive family home. Comprising of approximately 9,496 sq ft, the house is set over three floors only with a large carriage driveway, a sizeable private garden and a ground floor level indoor swimming pool. On the ground floor there is a sizeable hallway with magnificent staircase, three reception rooms and an eat-in kitchen. On the first floor there are four bedrooms with en suites, including a sizeable principal suite, as well as an office. On the second floor there are three further bedrooms with en suites and a large office.

\*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information





# Courtenay Avenue, N2

Approximate Area = 882.3 sq m / 9496 sq ft

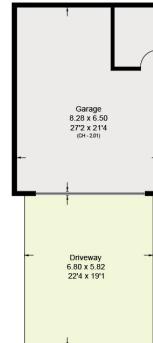
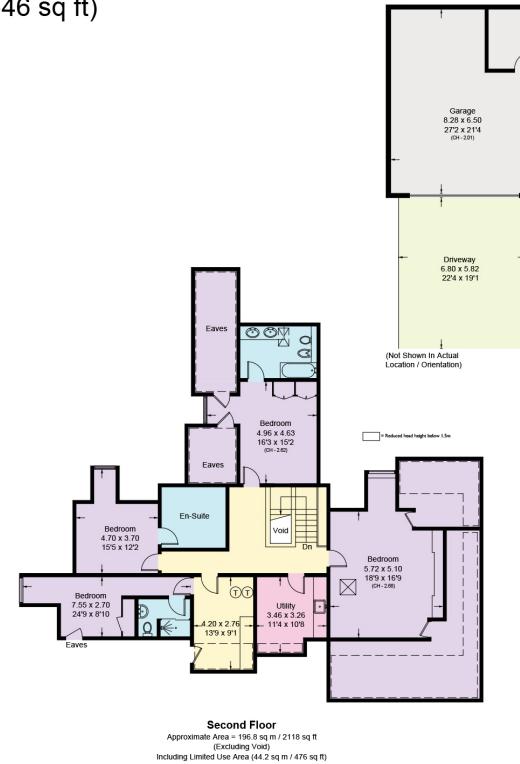
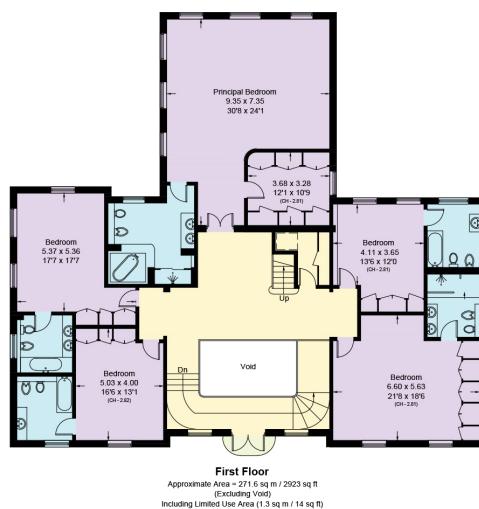
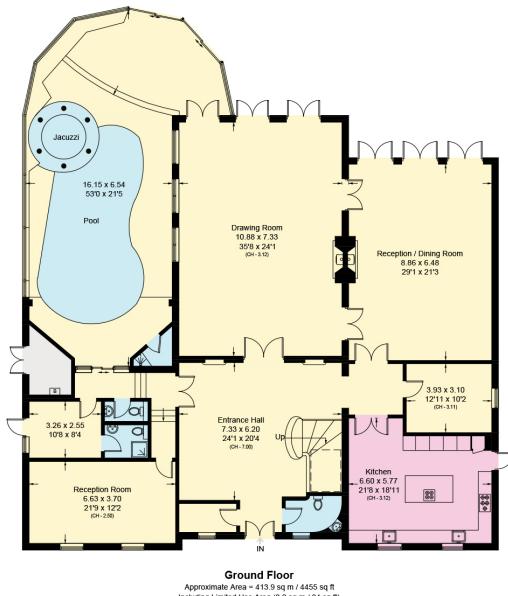
External Store = 4.7 sq m / 50 sq ft

Garage = 53.9 sq m / 580 sq ft

Total = 940.9 sq m / 10126 sq ft

(Excluding Voids)

(Including Limited Use Area / Eaves = 50.8 sq m / 546 sq ft)



(Not Shown In Actual Location / Orientation)

In Reduced Head Height Before 1.5m

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Approximate Gross Internal Area = 887 sq m / 9546 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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