

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

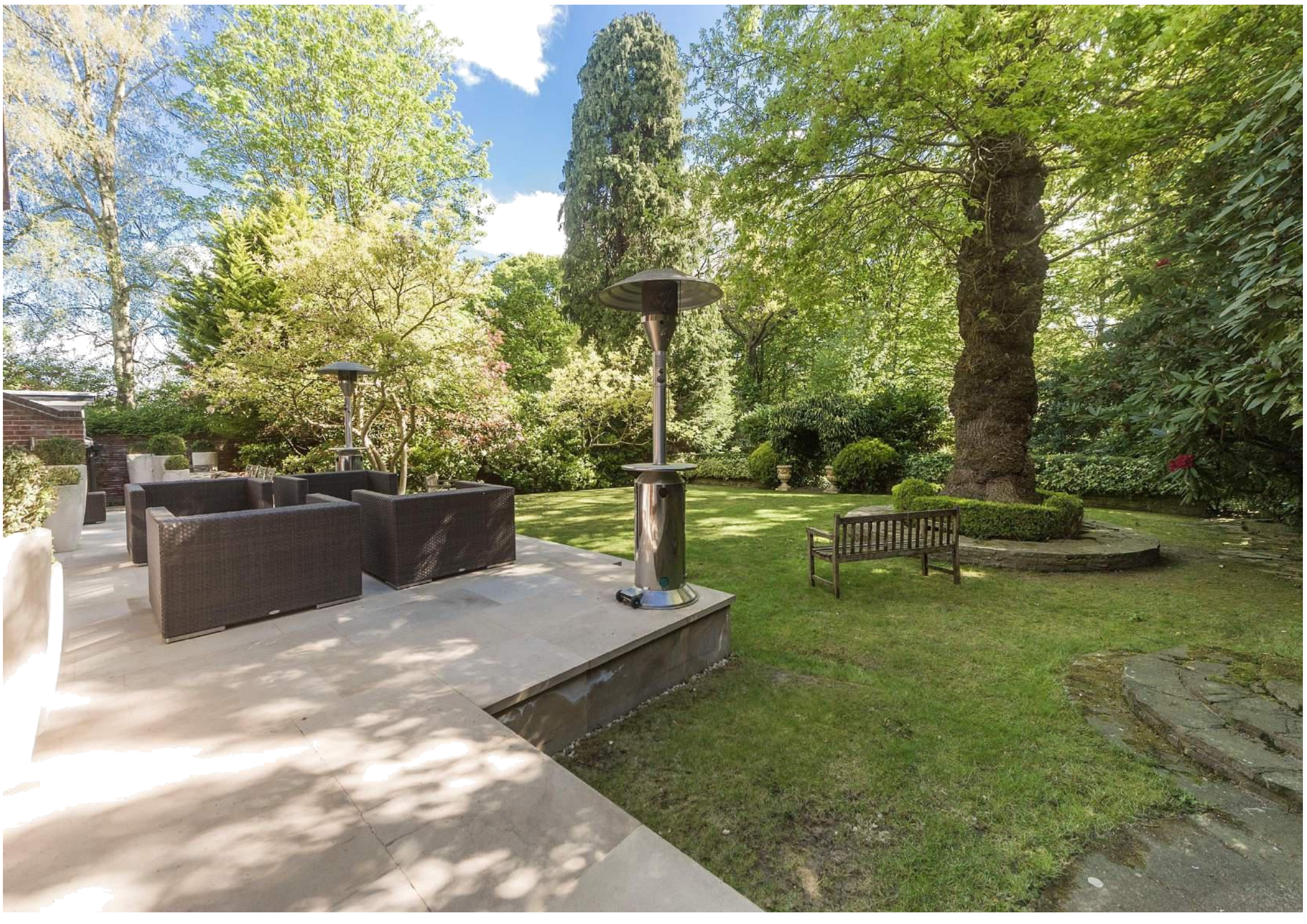
- drawing room • dining room • elegant panelled study • family room
- custom built Kitchen • principal bedroom suite with dressing room, bathroom and balcony • 5/6 further bedrooms
- 3 further bathrooms • bedroom 7 /playroom • staff Kitchen / potential ensuite to playroom • double garage • secondary 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



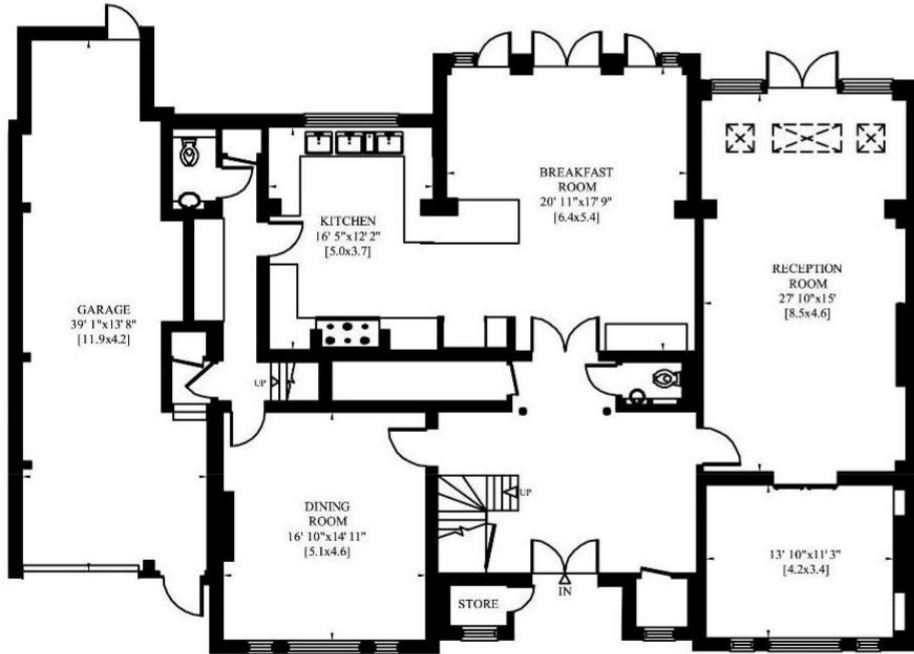




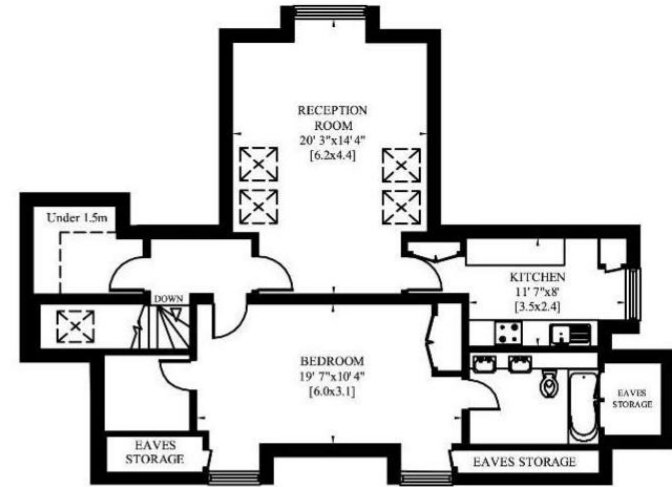
BRACKEN KNOLL
COURTENAY AVENUE
LONDON N6

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

IMPORTANT NOTICE

These particulars are issued for guidance only. They are intended to give a fair overall description of the property and not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

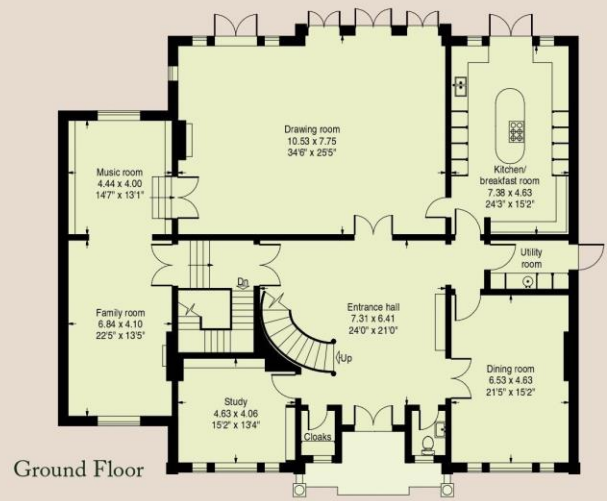
AR
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Approximate site area:
1,830 Square Metres - 0.45 Acres



Ground Floor



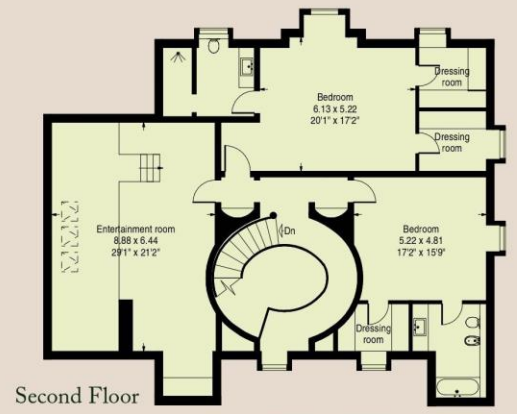
Basement

Previously granted / Expired

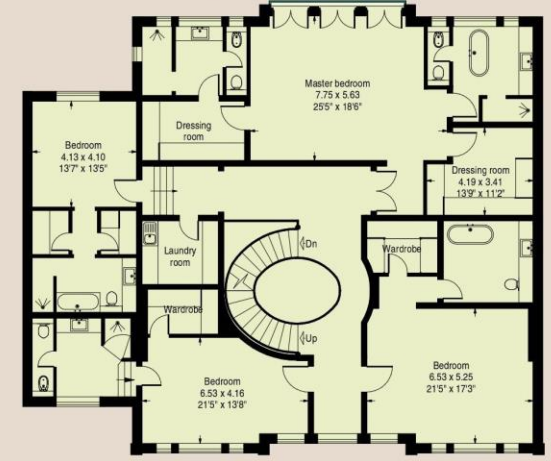
Gross Internal Area (Approx)
 Basement Floor: 458 Square Metres - 4,930 Square Feet
 Ground Floor: 295 Square Metres - 3,175 Square Feet
 First Floor: 298 Square Metres - 3,208 Square Feet
 Second Floor: 202 Square Metres - 2,174 Square Feet
 Total: 1,253 Square Metres - 13,488 Square Feet

Ceiling Heights (Approx)

- B - 2.5m
- G - 2.8m
- F - 2.7m
- S - 2.5m



Second Floor



First Floor