

BRACKEN KNOLL

COURTENAY AVENUE | KENWOOD N6







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KENWOOD N6**

PLANNING PERMISSION HAS BEEN GRANTED FOR A MAGNIFICENT NEW RESIDENCE OF 13,488 SQ. FT. OVER FOUR FLOORS BEHIND A RETAINED FAÇADE TO INCLUDE A SUBSTANTIAL LEISURE COMPLEX WITH SWIMMING POOL AND CINEMA.

APPROACHED BY A SWEEPING CARRIAGE DRIVEWAY, A VERY RARELY AVAILABLE DETACHED HOUSE IN THIS SECURITY PROTECTED PRIVATE GATED ROAD OPPOSITE THE GROUNDS OF KENWOOD HOUSE AND LEADING TO HIGHGATE GOLF COURSE.

A RARELY AVAILABLE AND BEAUTIFULLY ELEGANT DETACHED HOME BRIMMING WITH CHARACTER AND PERIOD CHARM, SET IN ONE OF LONDON'S MOST COVETED PRIVATE AVENUES AND PROTECTED BY GUARD OPERATED SECURITY GATES AND CCTV

27' DRAWING ROOM • DINING ROOM
ELEGANT PANELLED STUDY • 20' x 17' FAMILY ROOM
CUSTOM BUILT KITCHEN • MASTER BEDROOM SUITE WITH DRESSING ROOM,
BATHROOM AND BALCONY • 5/6 FURTHER BEDROOMS
3 FURTHER BATHROOMS • 20' x 14' BEDROOM 7 / PLAYROOM
STAFF KITCHEN / POTENTIAL ENSUITE TO PLAYROOM
DOUBLE GARAGE • SECONDARY STAFF STAIRCASE
DOUBLE HEIGHT ENTRANCE HALLWAY
SWEEPING CARRIAGE DRIVEWAY PROVIDING AMPLE PARKING
150' LANDSCAPED REAR GARDEN

BEHIND THE DORIC COLUMNED ENTRANCE, THIS WELL-ARRANGED INTERIOR DESIGNED RESIDENCE IS GRACEFULLY ARRANGED OVER THREE FLOORS, ALL SET AROUND A MAGNIFICENT DOUBLE HEIGHT RECEPTION HALL WITH IMPOSING STAIRCASE.

SET WELL BACK BEHIND A DEEP SWEEPING CARRIAGE DRIVEWAY, THE HOUSE FEATURES A MATURE AND EXTENSIVE LANDSCAPED REAR GARDEN STAGED AROUND A RAISED TERRACE PERFECT FOR OUTDOOR ENTERTAINING.







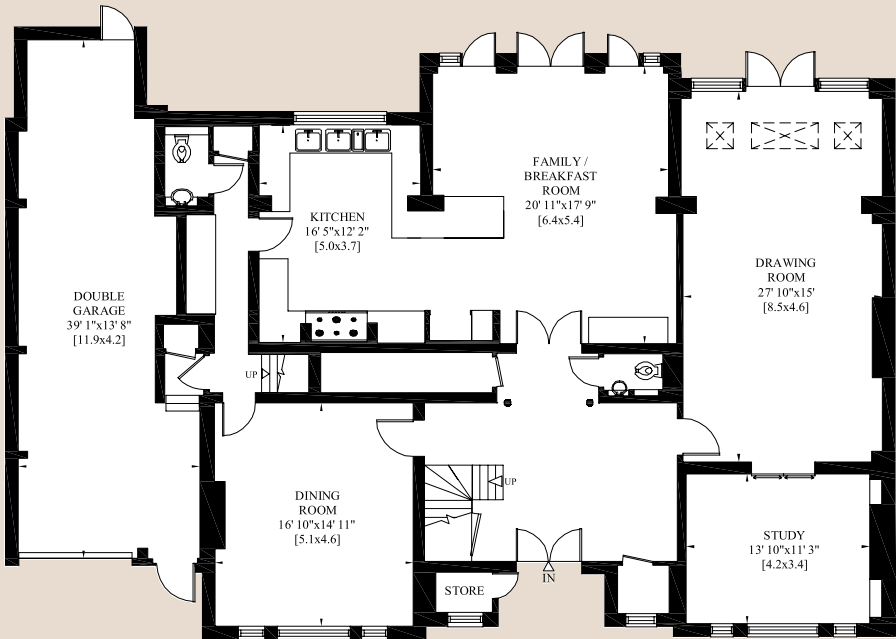
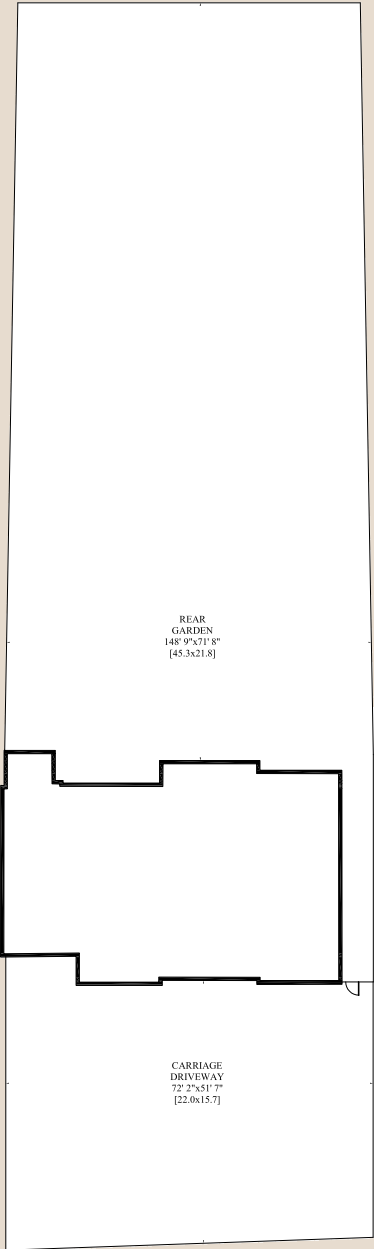




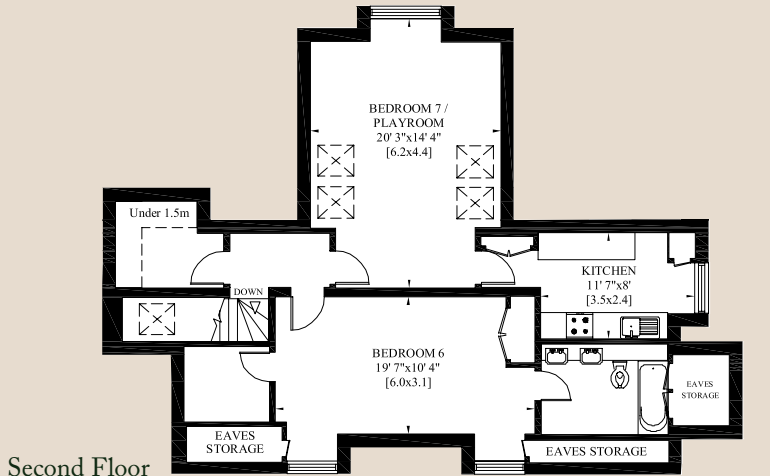


EXISTING FLOORPLAN

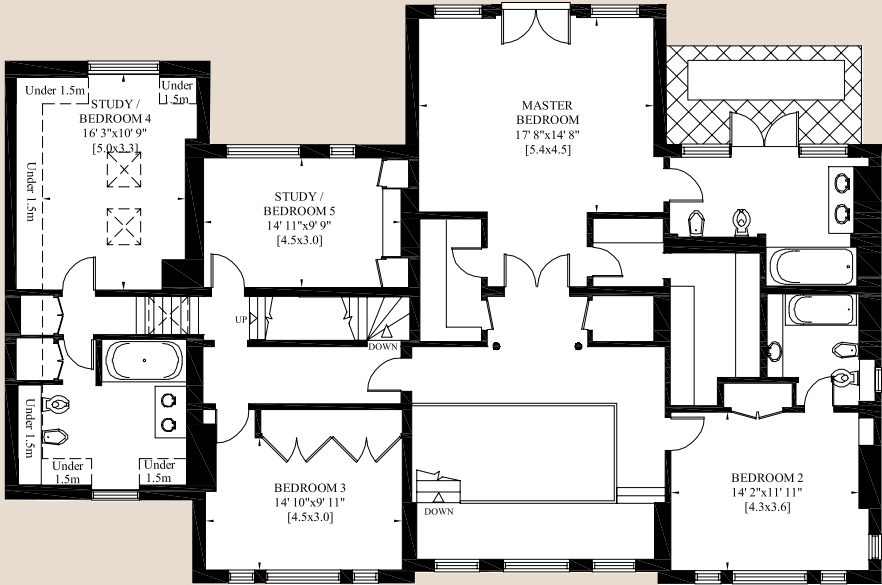
Gross Internal Area (Including Store) 500 Square Metres - 5,390 Square Feet



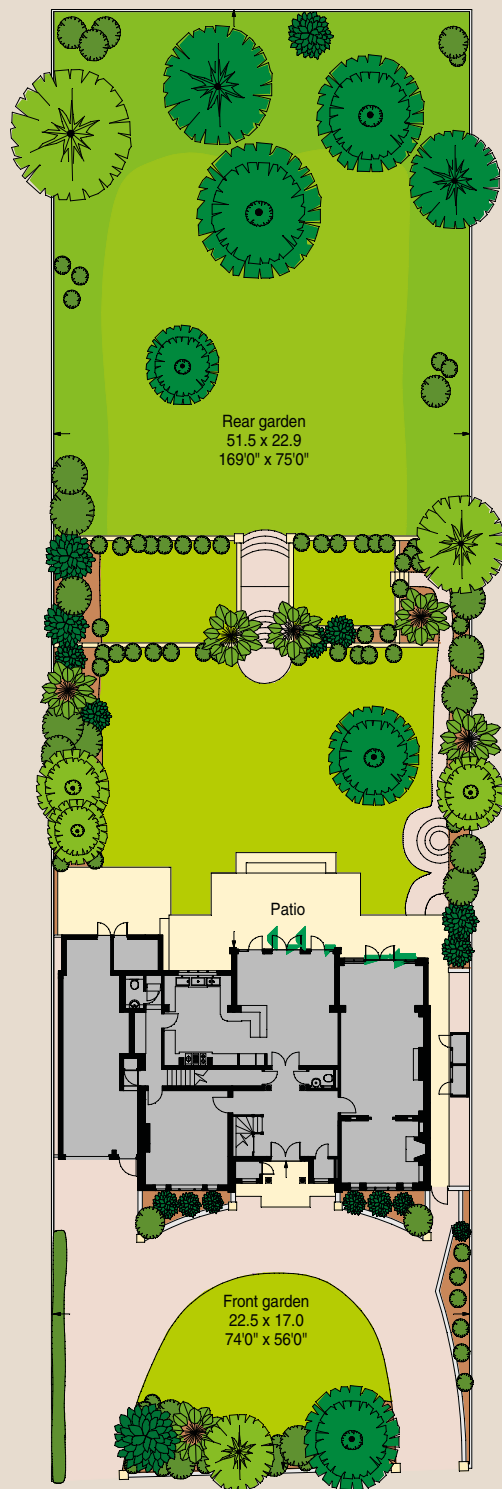
Ground Floor



Second Floor



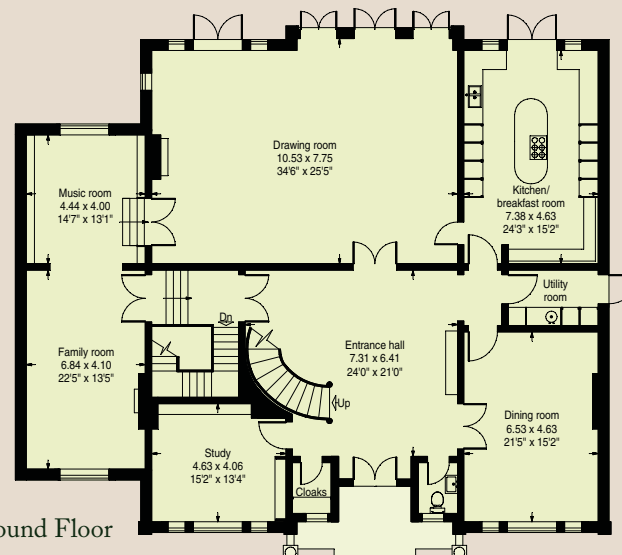
First Floor



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)

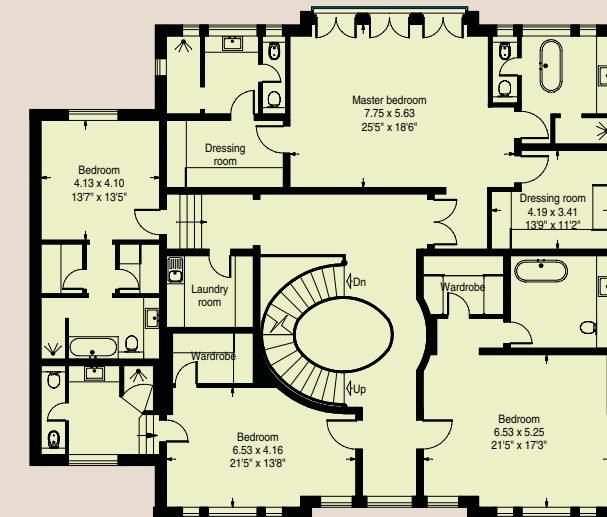
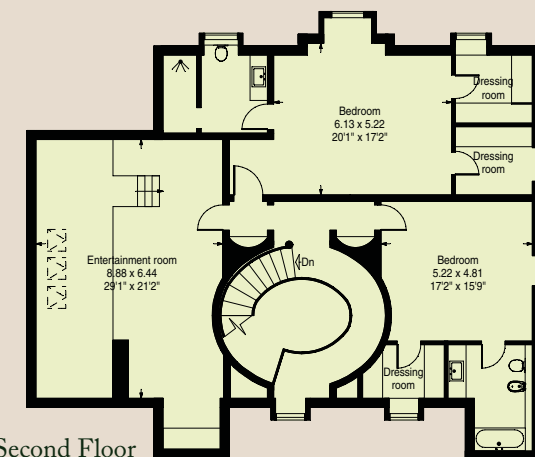
B - 2.5m

G - 2.8m

F - 2.7m

S - 2.5m

Second Floor

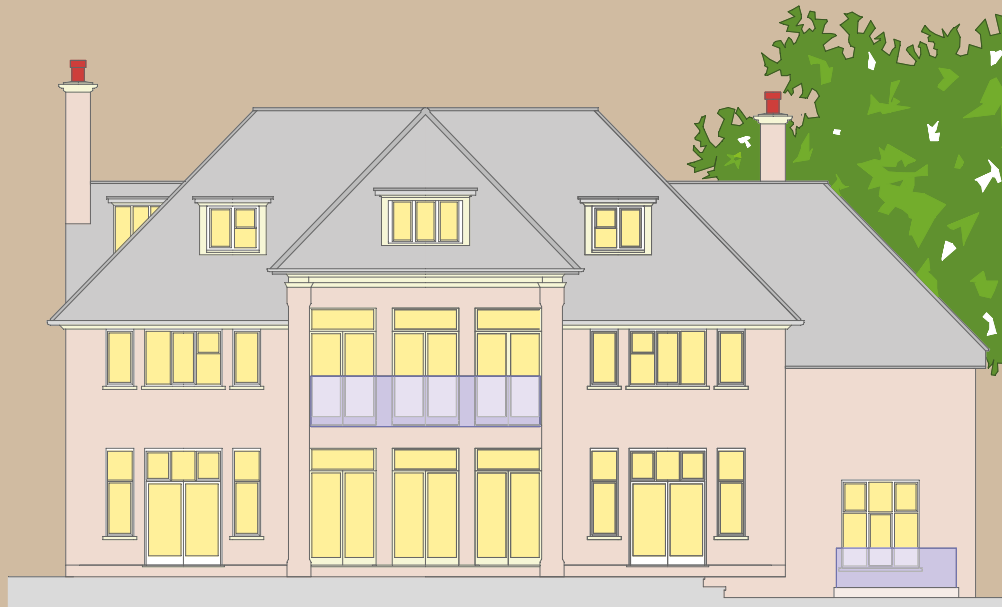


First Floor

PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PRICE UPON APPLICATION

JOINT SOLE AGENTS



IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International and Savills in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

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