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SHELDON AVENUE N6



FREEHOLD. JOINT AGENT.

GUIDE PRICE £8,950,000.

25' DRAWING ROOM: FAMILY ROOM: DINING ROOM: PLAYROOM:

KITCHEN: PRINICPAL BEDROOM WITH DRESSING ROOM AND

BATHROOM: 4 FURTHER BEDROOMS: TWO FURTHER BATHROOMS:

LARGE GARAGE: CARRIAGE DRIVEWAY: 91' REAR GARDEN WITH

SWIMMING POOL: UNCONVERTED LOFT: POTENTIAL FOR EXTENSION

SUBJECT TO PP: COUNCIL TAX BAND H: EPC RATING C





Set behind a deep carriage driveway with electrically operated gates is this magnificent newly built, architecturally designed family home. As you enter this fine home, you walk into a triple volume entrance hall with an imposing staircase that continues to the top floor and allows an abundance of natural light in through the sky lights.

Boasting over 7,500 sq ft (700.9 sq m) predominantly over three floors, the ground floor benefits from four reception rooms and a beautifully appointed kitchen/breakfast room.







On the first floor is a sumptuous master bedroom suite which features an oversized dressing room and bathroom, plus two further bedroom suites. Four further bedrooms with shared ‘Jack and Jill’ bathrooms can be found on the upper floor.

The lower ground level has a superb spa which includes an indoor swimming pool, gymnasium, steam shower and changing room.

Other amenities include a media room, playroom, staff bedroom with en suite bathroom and a separate entrance. There is also provision for a car lift where the infrastructure has been built. Externally there is a landscaped garden which is over 100ft in length and a large terracing for entertaining.















Sheldon Avenue, N6

Approximate Gross Internal Area (Excluding Reduced Headroom / Void)
700.9 sq m / 7544 sq ft
Basement (Excluding Reduced Headroom) = 28.9 sq m / 311 sq ft
External Cupboards = 8.5 sq m / 91 sq ft
Reduced Headroom = 28 sq m / 301 sq ft
Total = 766.3 sq m / 8247 sq ft



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