

SHELDON AVENUE

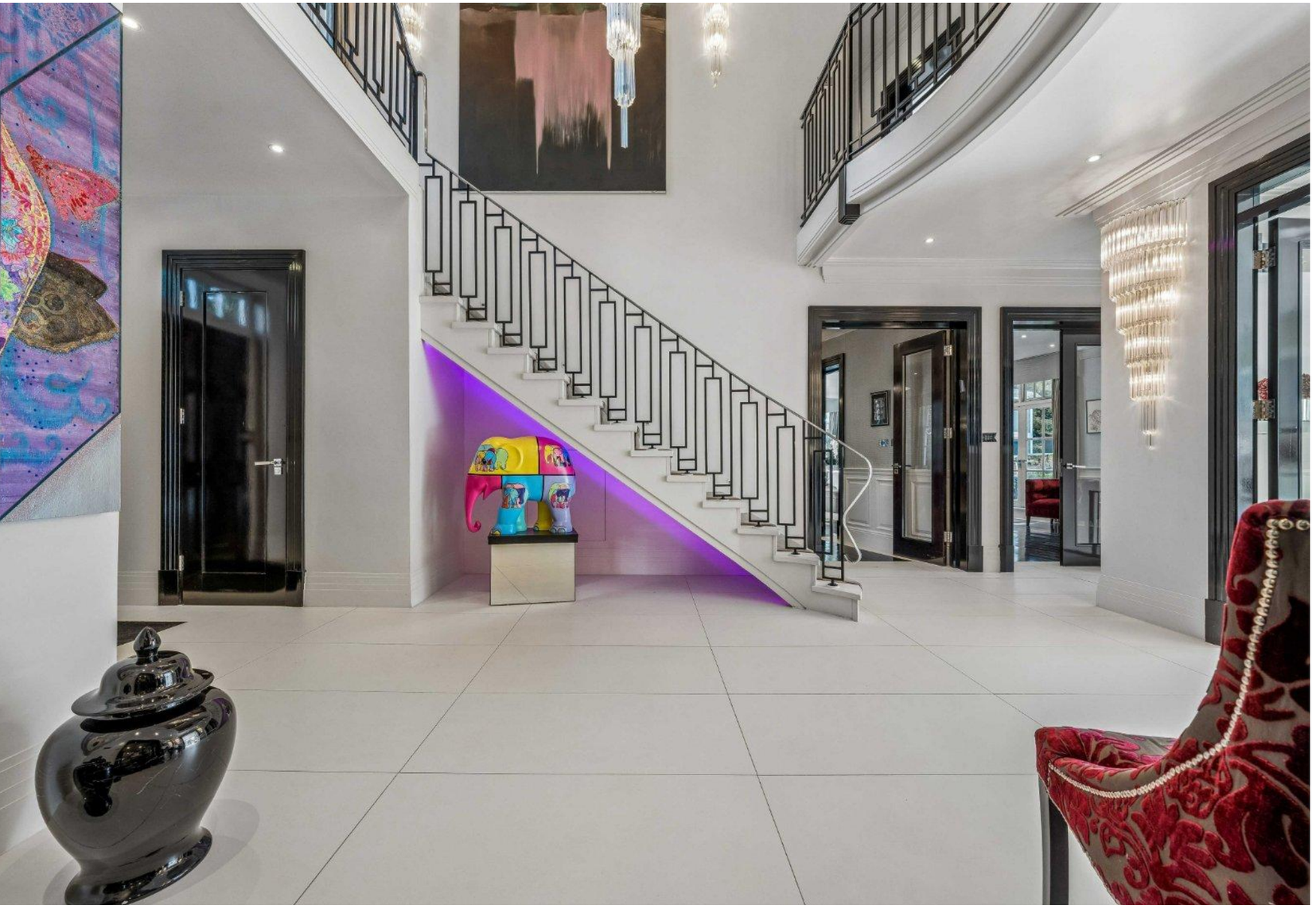
HIGHGATE, LONDON, N6

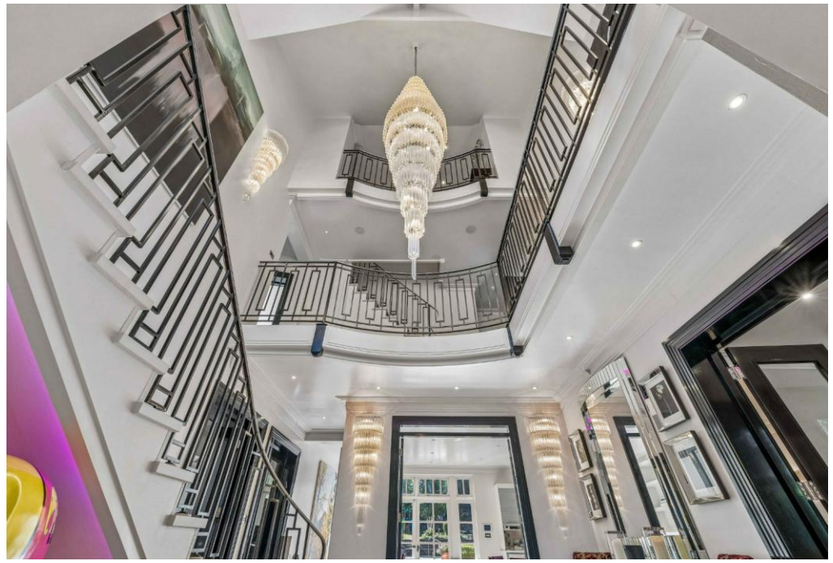
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Set behind secure gates on one of Highgate's most distinguished avenues, this magnificent eight-bedroom detached residence extends to approximately 9,246 sq ft (859 sq m), offering an exceptional blend of grandeur, privacy and contemporary luxury. Approached via a sweeping carriage driveway and complemented by an integral garage, the property occupies beautifully landscaped grounds with a swimming pool, creating an impressive sense of arrival. A striking double-height entrance hall sets the tone for the accommodation beyond, where elegant proportions, abundant natural light and refined finishes combine to create a truly outstanding family home. Designed with both family living and entertaining in mind, the ground floor features a bespoke Poggenpohl kitchen and dining room, together with a formal reception room, both opening directly onto the garden and terrace for seamless indoor-outdoor living. Additional accommodation includes a formal dining room, a secondary reception room, a spectacular double-height conservatory currently utilised as a home office, a utility room and a guest cloakroom. The landscaped rear garden provides a private sanctuary, complete with a swimming pool and generous entertaining terraces, ideal for al fresco dining and summer gatherings. A magnificent galleried staircase leads to the first floor, where the luxurious principal suite enjoys a dressing room, an expansive en-suite bathroom and a private terrace overlooking the gardens. Five further generously proportioned double bedrooms, each benefiting from en-suite facilities, complete this level, alongside an additional guest cloakroom. The second floor offers exceptional versatility, featuring a substantial playroom with its own en-suite bathroom and kitchenette, as well as a self-contained two-bedroom staff or guest apartment with separate bathroom facilities. Dedicated to wellness, leisure and practicality, the lower ground floor comprises a private gymnasium with sauna and shower facilities, a massage or treatment room, additional utility space and a temperature-controlled wine cellar. Occupying one of Highgate's most sought-after residential addresses, the property enjoys a tranquil yet highly convenient setting. The area is renowned for its village atmosphere, independent boutiques, cafés and acclaimed restaurants, whilst the extensive green spaces of Hampstead Heath, Highgate Wood and Waterlow Park are all within easy reach. Excellent transport connections provide swift access to the City and West End, while a selection of highly regarded state and independent schools further enhances the appeal of this exceptional location





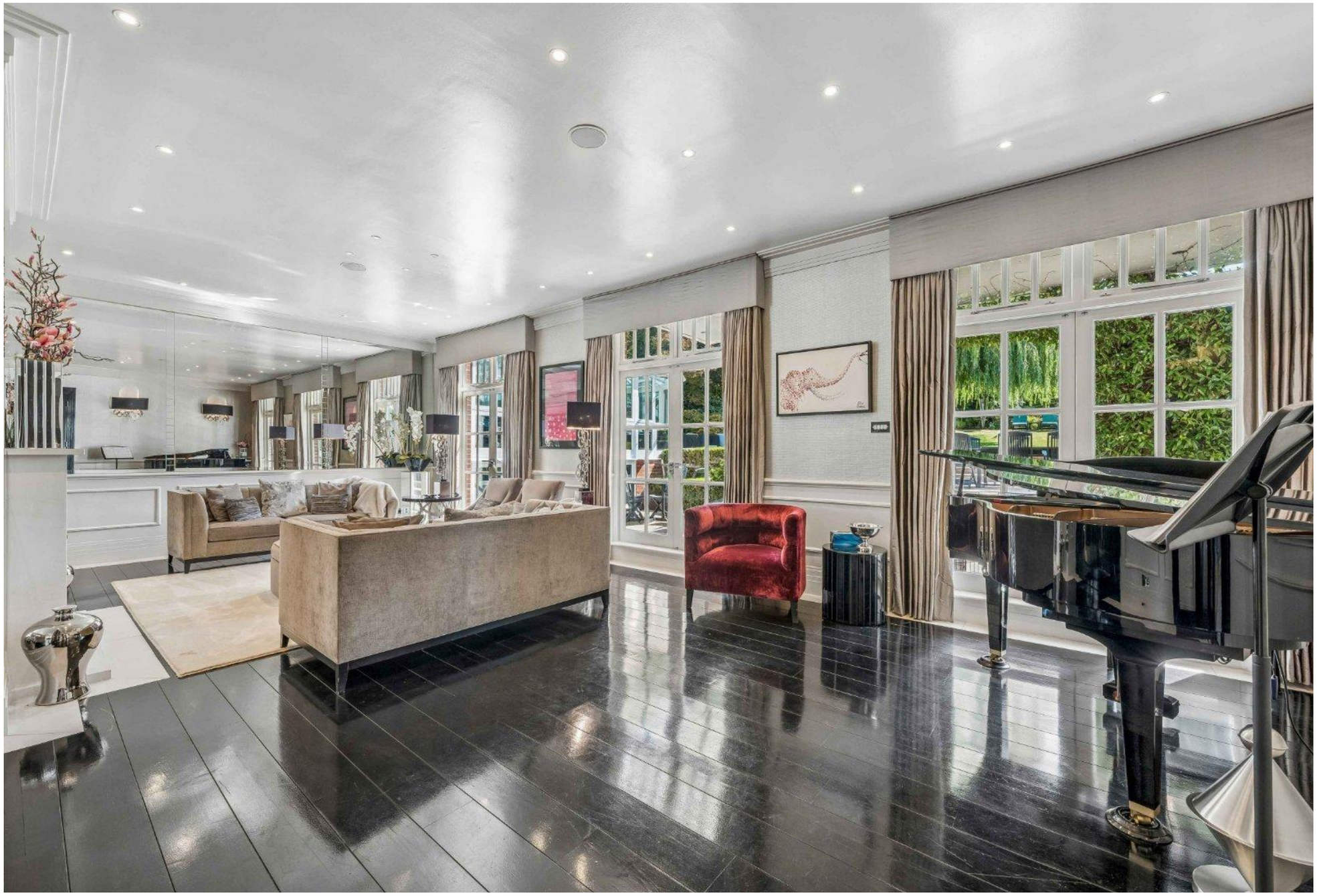


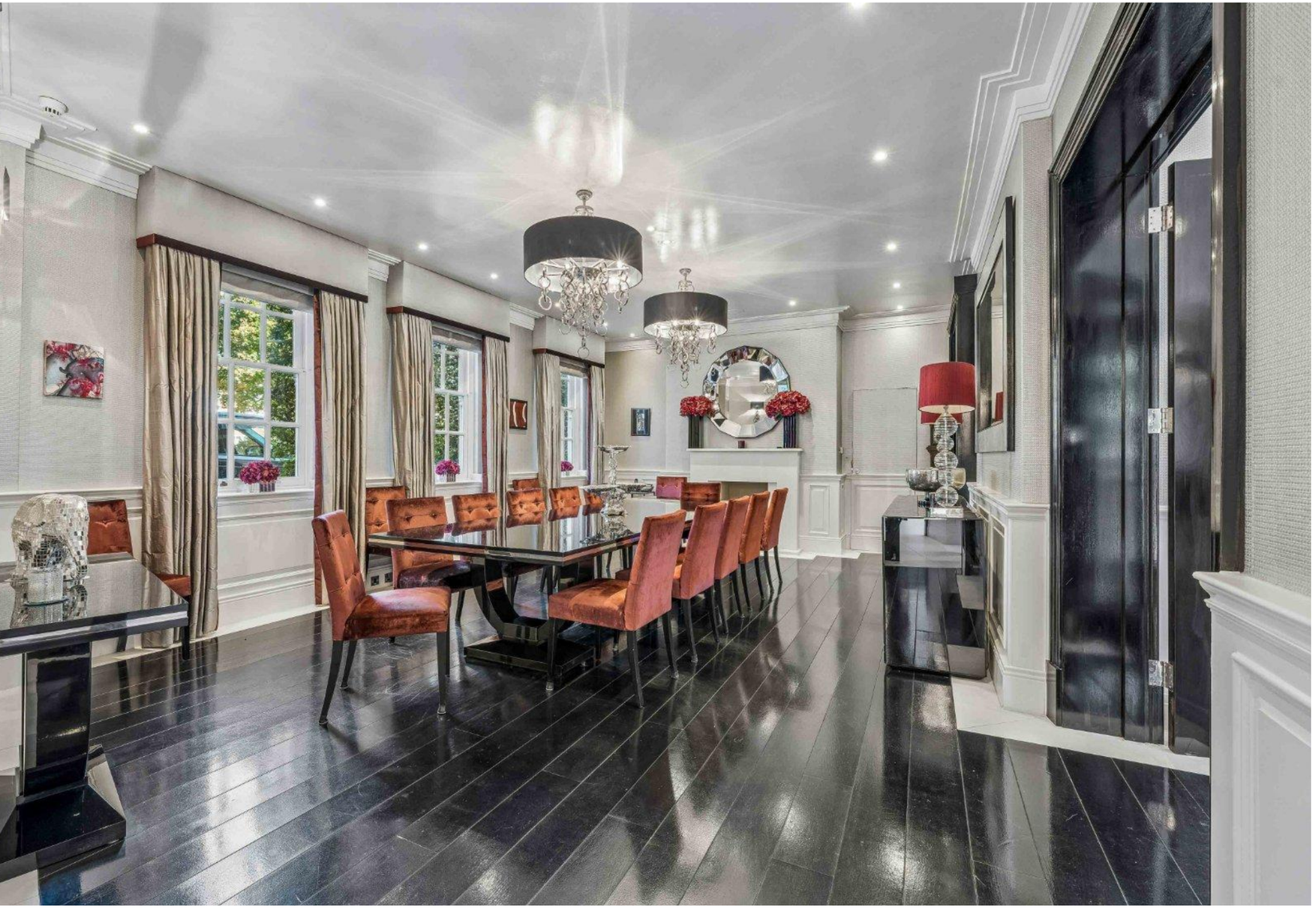




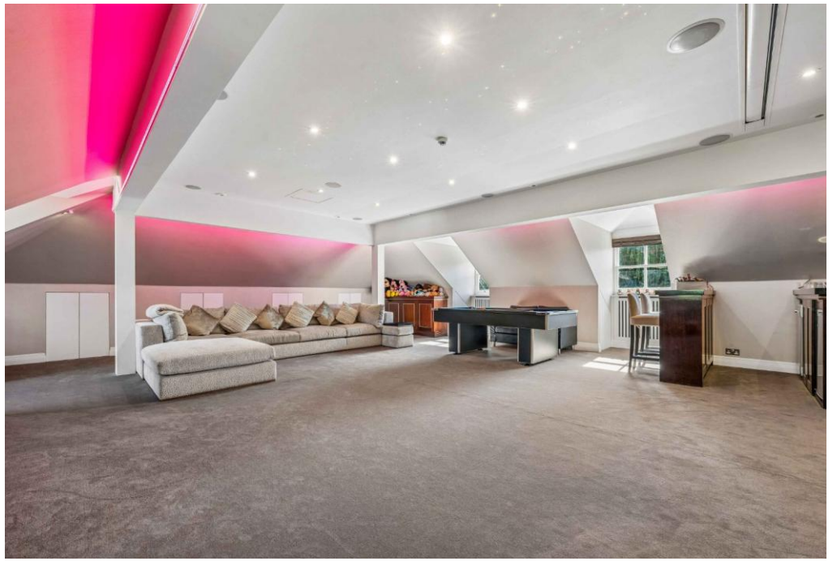


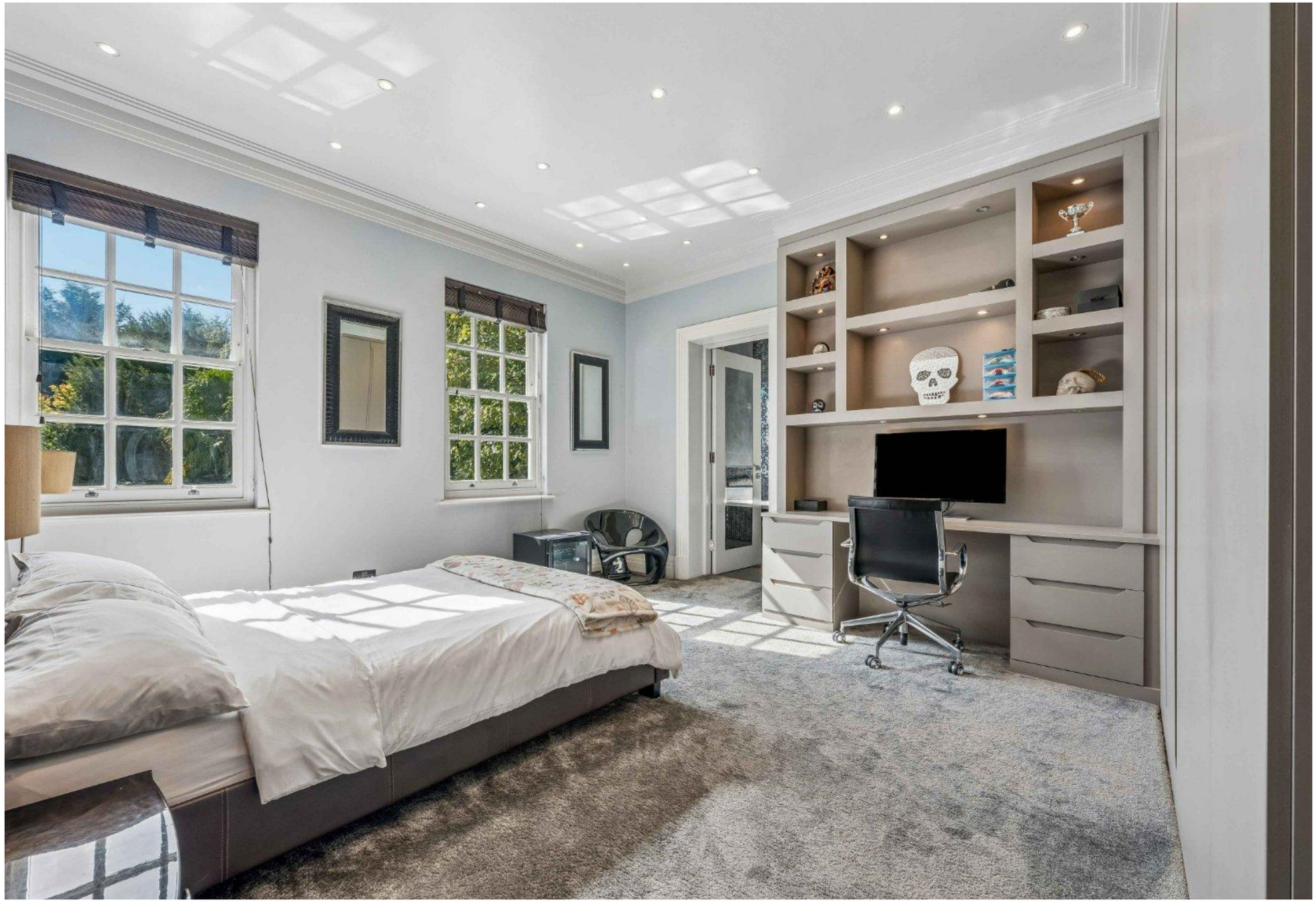


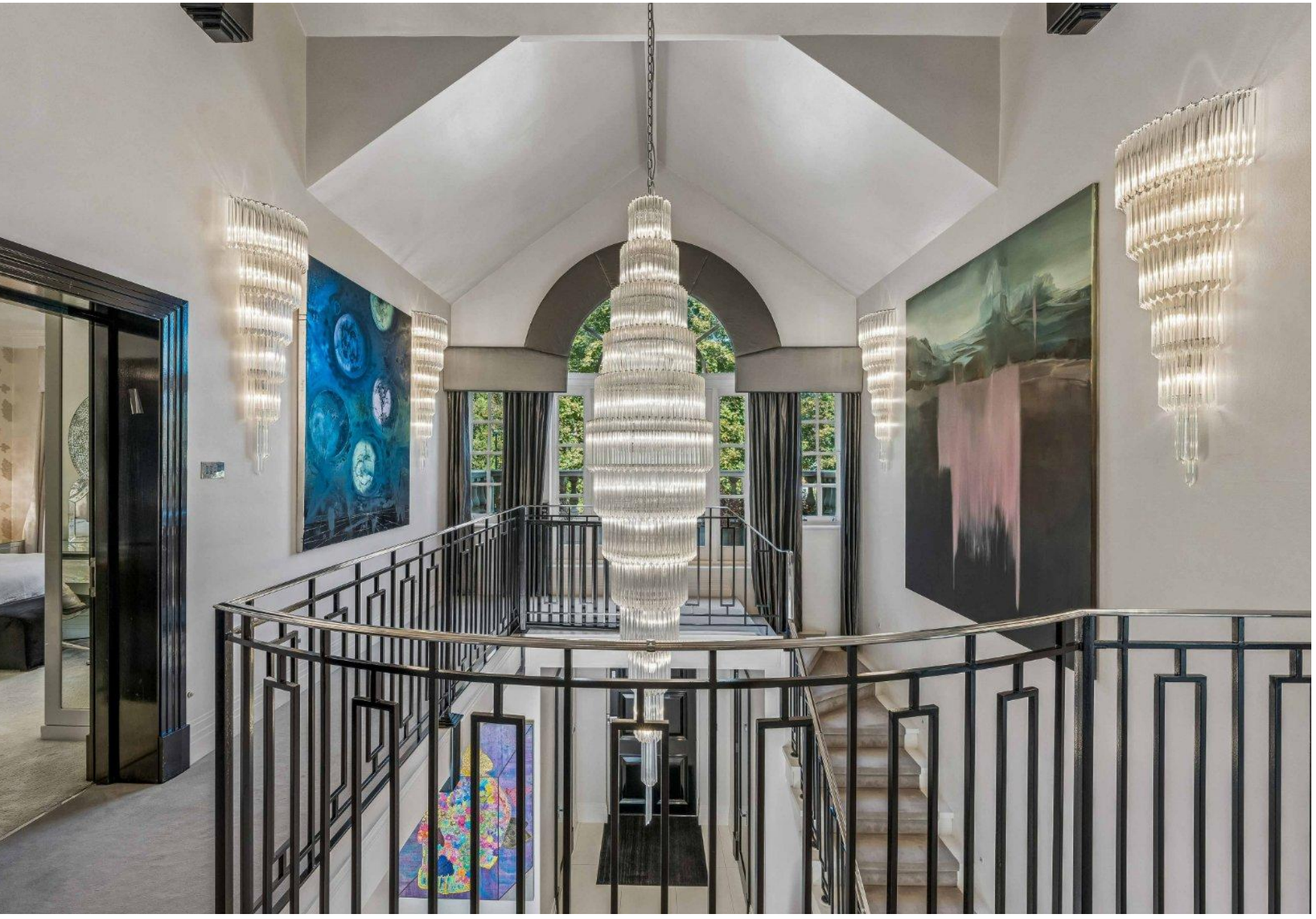






























SHELDON AVENUE, N6

APPROXIMATE GROSS INTERNAL FLOOR AREA

MAIN HOUSE :	9214 SQ FT, 856 M2
(INCLUDING EAVES STORAGE, GARAGE, OUTBUILDINGS & EXCLUDING VOID)	
GARAGE :	194 SQ FT, 18 M2
EAVES STORAGE :	495 SQ FT, 46 M2
OUTBUILDINGS :	204 SQ FT, 19 M2



GROUND FLOOR

LOWER GROUND FLOOR

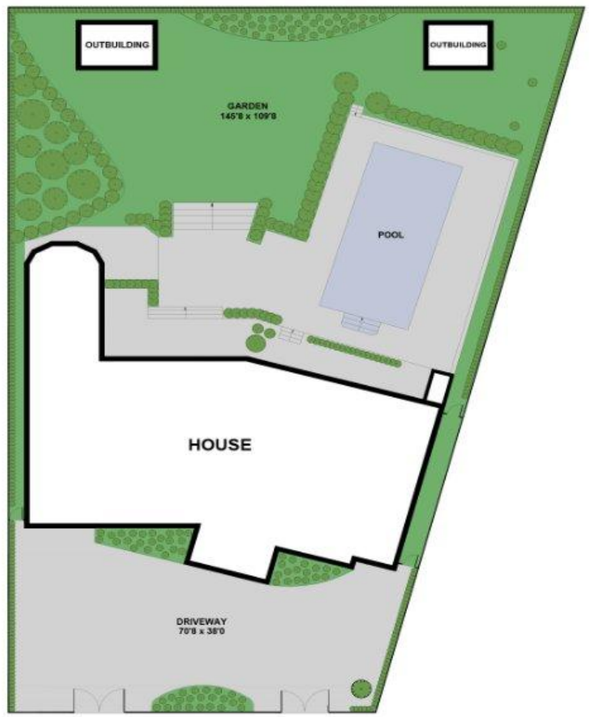


LOWER GROUND FLOOR



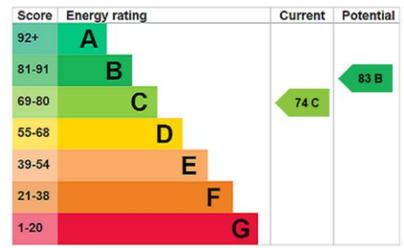
SECOND FLOOR

FIRST FLOOR



SITE PLAN

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only





TENURE: FREEHOLD

COUNCIL TAX: H

EPC: C

ASKING PRICE: £9,500,000

SOLE AGENT

ASTON CHASE

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IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any poinAts are particularly relevant to your interest in the property ask for further information.