



PENTHOUSE FLAT

MAPLE COURT THE BISHOPS AVENUE N2



**AN EXCEPTIONAL PENTHOUSE APARTMENT PROVIDING CIRCA 3,000 SQ FT/
277 SQ M OF ACCOMMODATION WITH ONE OF THE LARGEST PRIVATE ROOF
GARDENS OF ANY APARTMENT IN NORTH LONDON.**

THE ENTERTAINING SPACE



The flat, which is presented in immaculate decorative condition has impressive entertaining space, features secure direct lift access and has two large underground parking spaces and a walk in store room. All the principal rooms have access to private terraces.



THE ACCOMMODATION

- Principal bedroom suite comprising bedroom, large bathroom, dressing area, terrace
- Bedroom suite 2 comprising large bedroom, bathroom, terrace
- Drawing room with separate dining area with access to terrace
- Top floor media room with additional kitchen and access to roof garden
- Kitchen/breakfast room with access to terrace
- Utility room
- Guest cloakroom



THE PRINCIPAL BEDROOM SUITE



THE SECOND BEDROOM SUITE



THE AMENITIES



- Direct lift access into the apartment
- 2 large underground parking spaces
- Large store room
- Shed/2nd store room
- Indoor 20m pool with changing rooms and shower facilities
- Well equipped gymnasium
- 24hr security concierge service
- Extensive communal grounds of around 2 acres
- Air conditioning

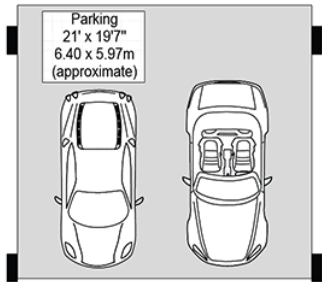
THE OUTDOOR SPACE



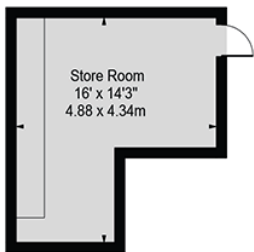




APPROX. GROSS INTERNAL AREA 2,990 SQ FT - 277.78 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING STORES)



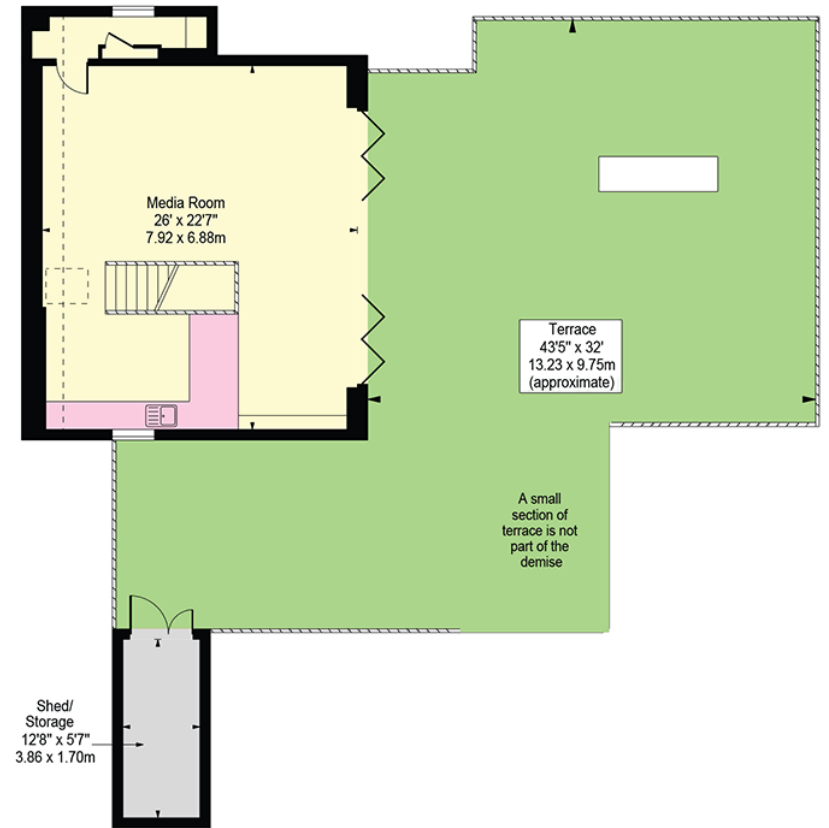
LOWER GROUND FLOOR



LOWER GROUND FLOOR



THIRD FLOOR



FOURTH FLOOR



LEASEHOLD 980 years approximately plus Share of Freehold
SERVICE CHARGE Approximately £33,000 per annum including sinking fund
EPC B
PRICE Upon Request

IMPORTANT NOTICE These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do 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.

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