



COMPUTER GENERATED IMAGE

# No 28 THE BISHOPS AVENUE

LONDON N2



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AN EXQUISITE  
COLLECTION OF JUST 7  
OPULENT APARTMENTS,  
IN ONE OF LONDON'S  
MOST DESIRABLE  
ADDRESSES.

Offering spacious lateral living in an imposing, elegant and classic facade. Internally these beautiful homes are finished to the highest of standards combined with state-of-the-art technology for the ultimate in modern day living.

Situated on the exclusive, world-famous 'The Bishops Avenue', within close proximity of local amenities at Hampstead Garden Suburb and East Finchley, as well as the charming Highgate and Hampstead villages.



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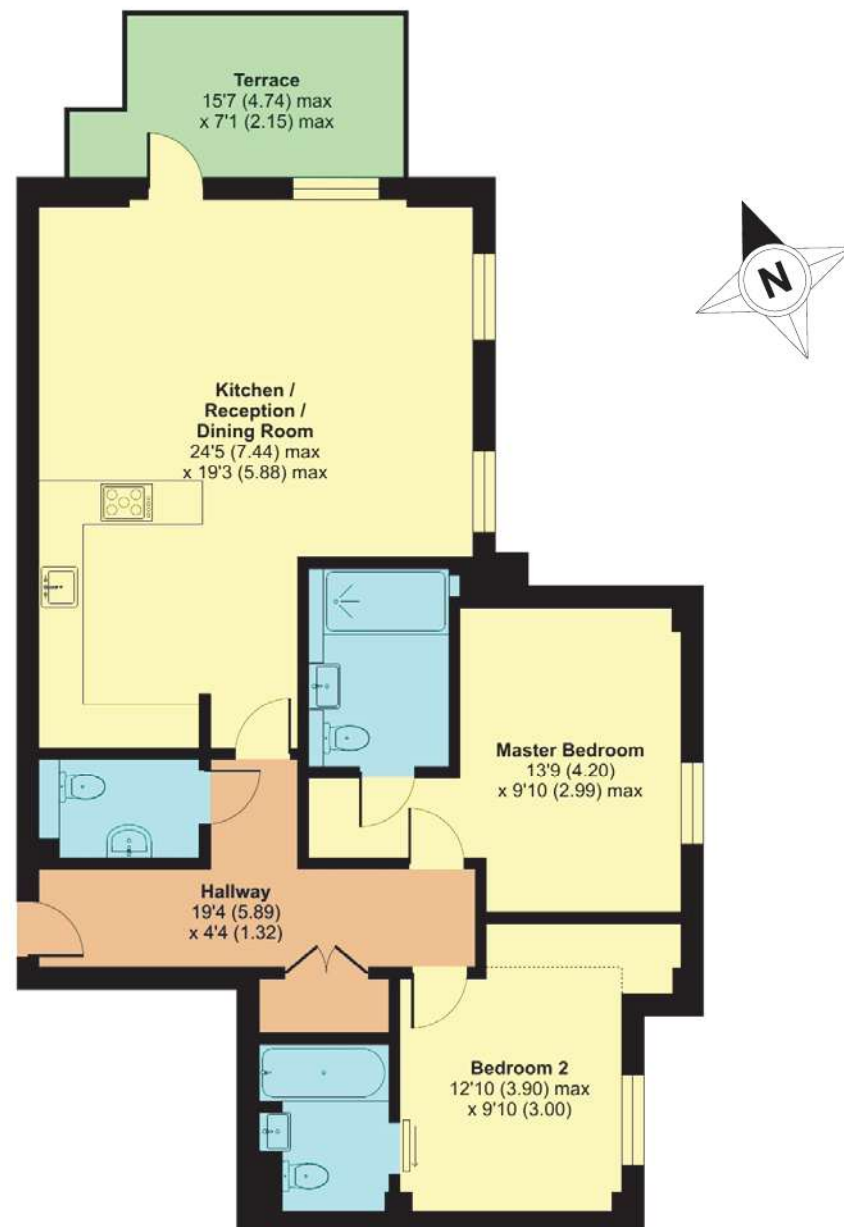
\* Images shown are a selection of photos from the completed apartments in this development & are indicative of the likely style & finish of the other '28 The Bishops Avenue' apartments.

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## APARTMENT 6 FIRST FLOOR

APPROXIMATE AREA  
985 Sq.Ft. / 91.5 Sq. M.

For identification purposes only.  
Not to scale.



**GENERAL**

- Gas fired, underfloor heating throughout with individual room thermostats & heat miser Wi-Fi enabled controls
- Solid concrete floors throughout
- Wood double glazed sash windows
- 10-year new home build with Advantage Warranty Provider

**EXTERIOR, COMMUNAL AREAS, GROUNDS & PARKING**

- Communal entrances designed with feature lighting
- Porcelain floor tile with border to ground floor & basement communal areas, carpet to stairs & other landings
- Landscaping in communal grounds
- Hard landscaping patio & pathways
- Private secure underground parking with reserved parking spaces for each apartment
- Heated ramp
- Individual storerooms for each apartment with power & lighting
- Car charging point for each apartment if required
- Private balconies to ground, first & second floor apartment
- Video entry system to all apartments

**GYM**

- Fitness suite with a mirrored wall – with supply of Equipment (Service Charge)

**INTERIOR**

- Lift to all floors with direct access to residents parking level
- Air conditioning to principal rooms including kitchen, reception room & master bedroom
- Feature coffer ceiling with LED strip light to lounge
- Fitted wardrobes/dressing areas in bedrooms 1 & 2

**INTERNAL DOORS**

- Oversized doors
- Multi point locking to main entrance of each apartment

**LIGHTING & ELECTRICAL**

- USB & USB C sockets within kitchen, master bedroom & lounge area
- LED down lights to all rooms
- Feature wall lights to master bedroom
- External lighting to selected areas i.e. balcony
- CAT6 & coax cabling to AV sockets
- Data network cabling installed adjacent to telephone locations

- Telephone connections – BT master located in AV cupboard with points to all bedrooms, lounge & kitchen
- Full TV system to provide receiving & distribution capabilities for terrestrial television (digital) FM radio, digital radio, SkyQ services are available at all TV points. All points linked to satellite dish on roof. Fibre & not copper
- Alarm System with Panic Button, Smoke, heat & carbon monoxide alarms (Hard Wired)
- Multi-room audio via discreet in-ceiling speakers to master bedroom & lounge. Wiring only for future speaker installation to all other rooms
- CCTV to selected external communal areas - front & carpark entrance - recorded for security purposes if not manned

**HALLWAY CUPBOARD/UTILITY ROOM**

- Miele washing machine & tumble dryer located in the utility room
- Housing hot water cylinder with shelving for linen
- Sinks to utility rooms

**KITCHEN/BREAKFAST**

- Kitchen with soft closing cabinetry & drawer units
- Composite stone worktop & upstand splashback - or similar if bespoke for client choice
- Stainless steel under mount sink with chrome pull out spray tap
- Waste disposal – built in bins
- Chrome Quooker hot tap system for & chilled water supplies
- Miele integrated oven
- Miele integrated combination microwave/oven
- Miele induction hob
- Elica extractor hood
- Siemens integrated fridge & freezer
- Siemens Integrated dishwasher

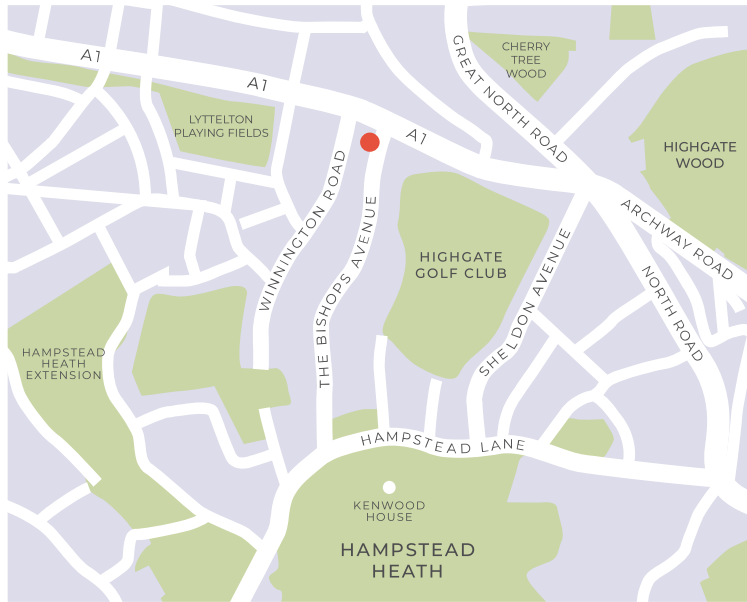
**BATHROOM, ENSUITES & CLOAKROOM**

- Contemporary bathrooms & ensembles with feature LED lighting
- Wall mounted basin with drawer vanity unit
- Walk-in wet room style showers with fixed glass screen, ceiling mounted rain shower head and handheld shower
- Feature niches with LED lighting
- Thermostatically controlled electric towel rails



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28 The Bishops Avenue is a luxury newly built block which features high quality interiors, secure underground parking and a communal gym. This world renowned address is synonymous with high end homes and is superbly located approx. 0.9 miles from Kenwood, 2.1 miles from Hampstead Village and 1.8 miles from Highgate Village.



## APARTMENT 1

**Asking Price:** £3,250,000

**Tenure:** Leasehold approximately  
250 years remaining

**Service Charge:** £15,174 per annum

**Ground Rent:** Peppercorn

**Local Authority:** Barnet

**Council Tax Band:** TBC

**EPC Rating:** TBC

## APARTMENT 4

**Asking Price:** £2,950,000

**Tenure:** Leasehold approximately  
250 years remaining

**Service Charge:** £16,289.30 per annum

**Ground Rent:** Peppercorn

**Local Authority:** Barnet

**Council Tax Band:** TBC

**EPC Rating:** TBC

## APARTMENT 5

**Asking Price:** £2,275,000

**Tenure:** Leasehold approximately  
250 years remaining

**Service Charge:** £11,750 per annum

**Ground Rent:** Peppercorn

**Local Authority:** Barnet

**Council Tax Band:** TBC

**EPC Rating:** TBC

## APARTMENT 6

**Asking Price:** £1,495,000

**Tenure:** Leasehold approximately  
250 years remaining

**Service Charge:** £7,806 per annum

**Ground Rent:** Peppercorn

**Local Authority:** Barnet

**Council Tax Band:** TBC

**EPC Rating:** TBC

## PENTHOUSE

**Asking Price:** £3,950,000

**Tenure:** Leasehold approximately  
250 years remaining

**Service Charge:** £25,474.44 per annum

**Ground Rent:** Peppercorn

**Local Authority:** Barnet

**Council Tax Band:** TBC

**EPC Rating:** TBC

\*The information provided within this specification is subject to change and should be used for indicative purposes only as a guide to the finished product. Heronslea reserve the right to make any changes as required without notice. This information provided has been prepared in good faith and does not constitute a contract, or warranty. Applicants should not rely on any of the information provided within this specification and are strictly advised to satisfy themselves by inspection or otherwise as to the correctness of any information provided.

\*Each room layout is individually designed. Please refer to the floor plans for the specific information.

### 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.

