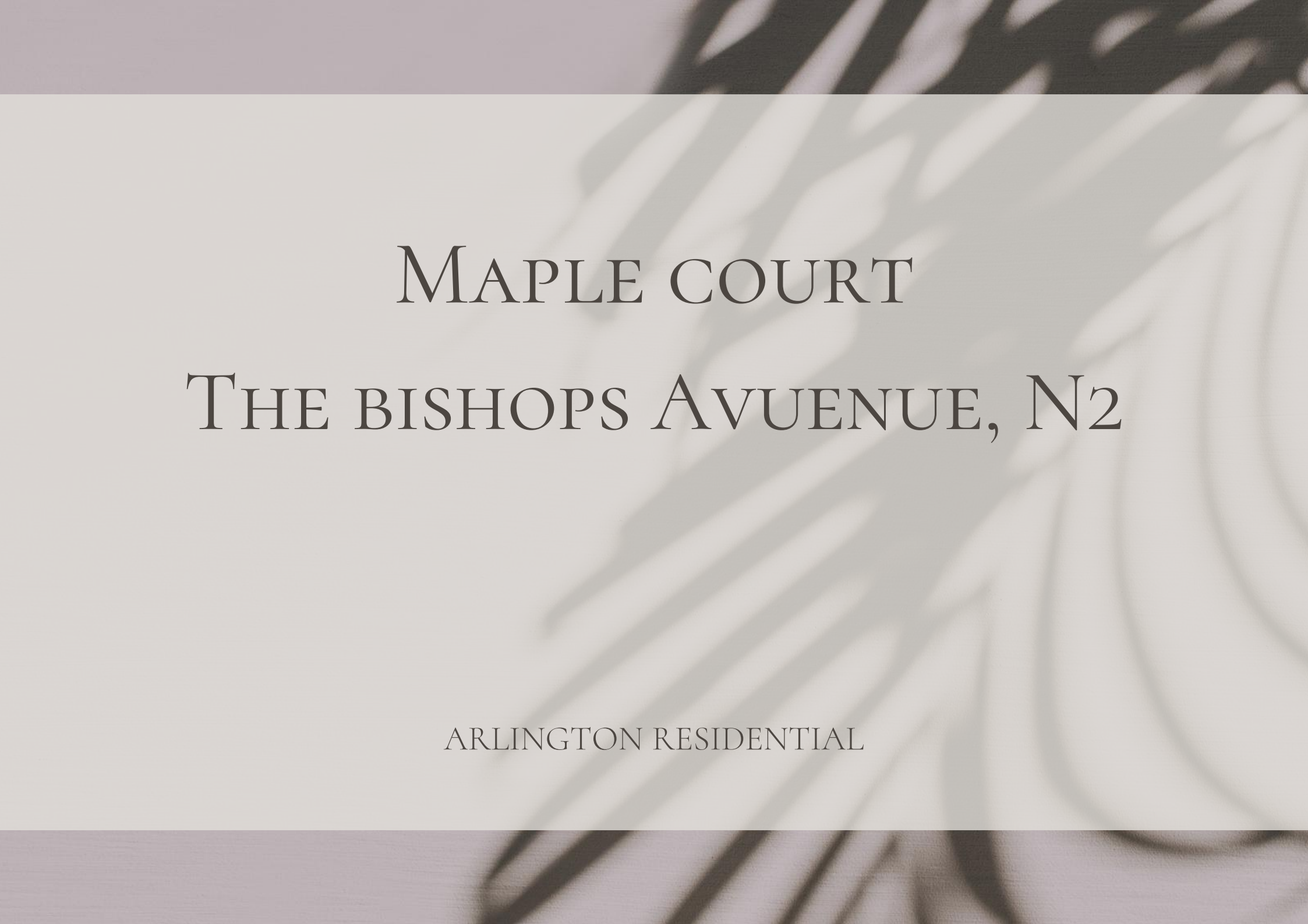


The background of the entire page is a close-up, high-contrast photograph of maple leaves. The leaves are in various shades of green and brown, with prominent veins. They are arranged in a way that creates a sense of depth and texture, with some leaves in sharp focus and others blurred in the background.

# MAPLE COURT

## THE BISHOPS AVENUE, N2

ARLINGTON RESIDENTIAL





A luxurious and spacious, three bedroom penthouse apartment with a private roof garden, set over the 3rd & 4th floors of this gated development.

49 The Bishops Avenue is one of the most prestigious addresses in London.



The three buildings are tied into the walled garden and enjoy both private and public spaces. The subterranean car park and leisure facilities which include swimming pool, gym & changing rooms are located below the courtyard with direct secure lift access to all apartments. The grounds extend to two acres, with mature trees and shrubs and extensive landscaping.

This apartment offers 3,048 sq ft of generous living space with private & secure lift access & is fully air conditioned. On the 3rd floor there is a principal bedroom with dressing area & en-suite, 2nd bedroom with en-suite, guest cloakroom, 36' reception room and a separate eat-in kitchen with Gaggenau appliances & utility area. The 4th floor provides a wonderful entertaining space leading to a the private roof terrace of approx 1600 sq ft & 3rd bedroom/study. The apartment has been kept to an immaculate standard and provides 2 underground parking spaces and a generous storage room in the basement.



A 24 hour concierge / security service is also available for residents' peace of mind and convenience.























# The Bishops Ave N2

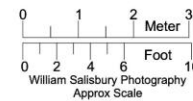
Gross internal area (approx.)

283 Sq m (3048 Sq ft) Including under 1.5m & storage

278 Sq m (2988 Sq ft) Excluding under 1.5m & storage

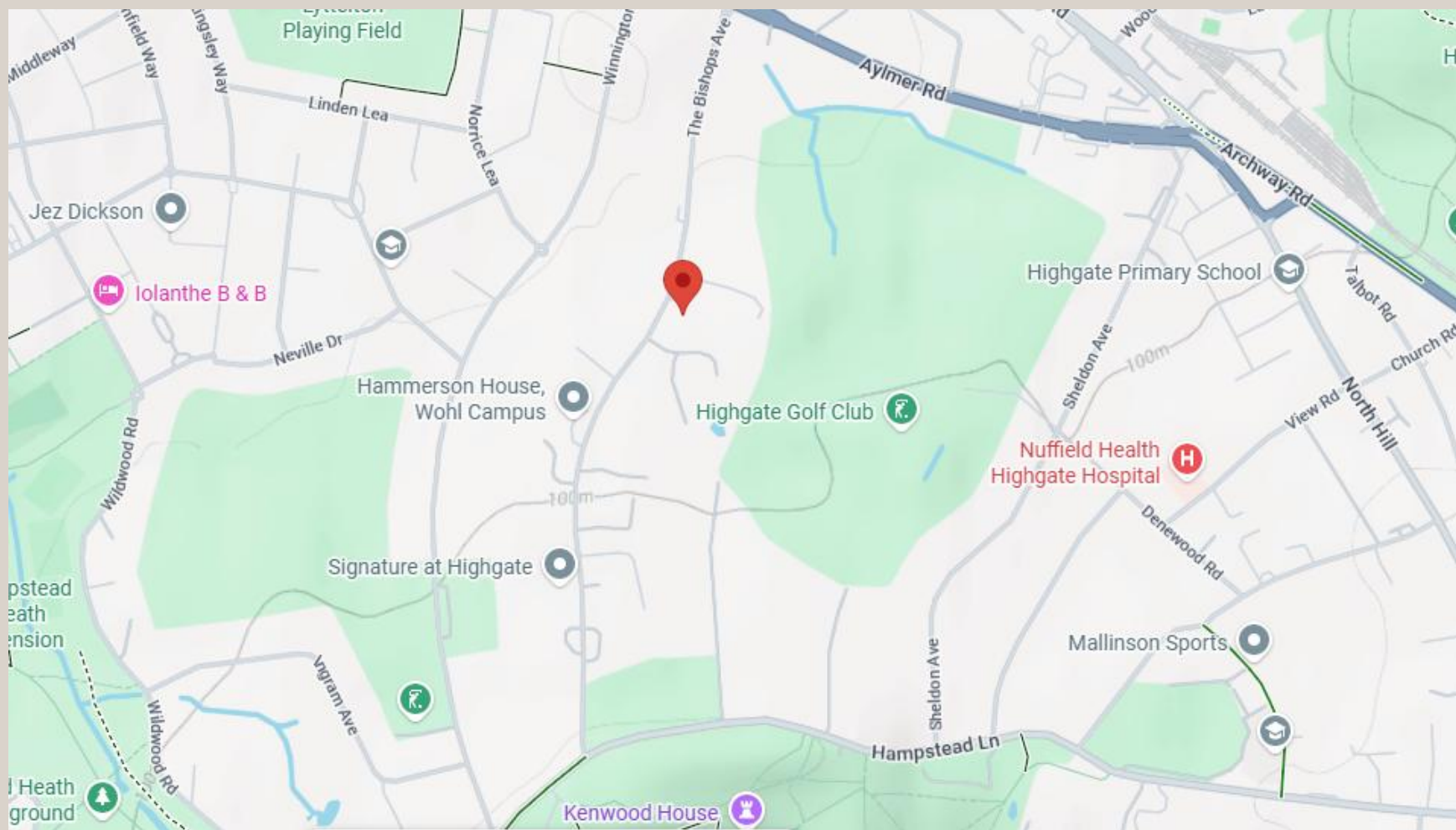
For identification only, Not to Scale

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[www.WilliamSalisbury.Photography](http://www.WilliamSalisbury.Photography)

Not to Scale, for guidance only and must not be relied upon as a statement to fact. All measurements areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



|       |            |
|-------|------------|
| Price | £3,695,000 |
|-------|------------|

|        |                                                        |
|--------|--------------------------------------------------------|
| Tenure | Leasehold – 980 Years remaining with share of Freehold |
|--------|--------------------------------------------------------|

|             |        |
|-------------|--------|
| Council Tax | Band H |
|-------------|--------|

|     |   |
|-----|---|
| EPC | C |
|-----|---|

|                |                        |
|----------------|------------------------|
| Service Charge | circa £35,000 per year |
|----------------|------------------------|

# ARLINGTON

## RESIDENTIAL

[www.arlingtonresidential.com](http://www.arlingtonresidential.com)

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NW8 9SP

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