

BARONS COURT

THE BISHOPS AVENUE N2



savills

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THE BISHOPS AVENUE IN
HAMPSTEAD IS NOT SIMPLY
ONE OF THE MOST DESIRABLE
ADDRESSES IN PRIME LONDON,
IT IS ALSO CELEBRATED
THROUGHOUT THE WORLD FOR
ITS MAGNIFICENT MANSIONS
AND GRAND HOUSES

WIDELY RECOGNISED AS THE 'BILLIONAIRE'S
ROW' OF LONDON, BARONS COURT IS A
MAJESTIC PROPERTY, OCCUPYING SOME 2.55
ACRES (APPROXIMATELY) ON THE FAVOURED
WEST SIDE OF THE ROAD. HAVING BEEN IN THE
SAME FAMILY OWNERSHIP SINCE 1976, THIS
PROPERTY OFFERS AN IN COMING PURCHASER
AN EXCELLENT OPPORTUNITY TO CREATE ONE OF
LONDON'S FINEST HOMES, SET IN SUBSTANTIAL
GROUNDS CLOSE TO CENTRAL LONDON.

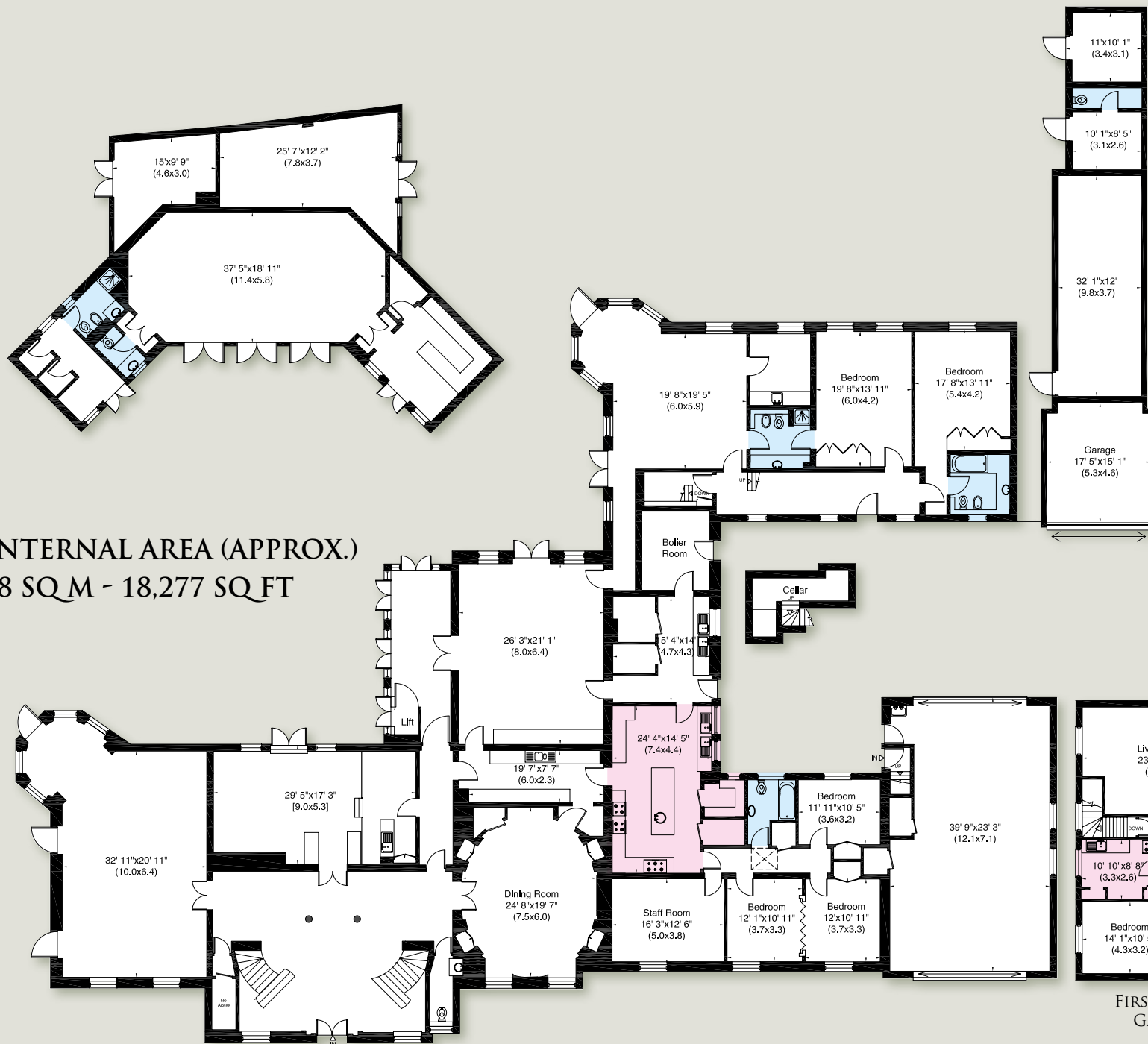
THE BISHOPS AVENUE IS NAMED AFTER THE
BISHOP INGRAM WINNINGTON – THE BISHOP OF
LONDON PARK, WHICH HISTORICALLY OCCUPIED
THIS AREA. BARONS COURT IS SITUATED
ADJACENT TO KENWOOD HOUSE,
THE HEATH, AND IN BETWEEN EQUALLY
DELIGHTFUL HAMPSTEAD AND HIGHGATE
VILLAGES. BOTH OF WHICH OFFER A WIDE RANGE
OF EXCLUSIVE SHOPS SELLING ARTISAN GOODS,
BOUTIQUES, COFFEE SHOPS, RESTAURANTS,
BARS, ART GALLERIES AND MORE. THIS LOCAL
AREA IS ALSO RENOWNED FOR HAVING A HIGH
CONCENTRATION OF LONDON'S
TOP-PERFORMING SCHOOLS.





KENWOOD HOUSE, AND THE PART OF THE HEATH WHICH IT OCCUPIES, OFFERS FANTASTIC VIEWS OF LONDON, WHILST ALSO BEING CLOSE TO SEVERAL GOLF COURSES AND OTHER OPEN SPACES. LONDON'S WEST END, THE CITY, KNIGHTSBRIDGE AND OTHER KEY AREAS IN CENTRAL LONDON ARE WITHIN EASY REACH. ACCESS TO THE M1 MOTORWAY THE A1 AND THE NORTH CIRCULAR (A406). EAST FINCHLEY AND GOLDERS GREEN UNDERGROUND STATIONS (NORTHERN LINE) ARE CLOSE BY, AND FOR TRAVEL FURTHER AFIELD, HEATHROW, LUTON AND LONDON CITY AIRPORTS ARE EASILY ACCESSIBLE, AS WELL AS RAF NORTHOLT, BIGGIN HILL AND FARNBOROUGH.

DEVELOPMENT POTENTIAL | 2.55 ACRE PLOT (APPROXIMATELY) | 18,277 SQ FT (EXISTING)
SOUTH FACING | EXTENSIVE GARDENS | SWIMMING POOL AND TENNIS COURT
LARGE CARRIAGE DRIVEWAY AND GARAGE FOR MULTIPLE CARS



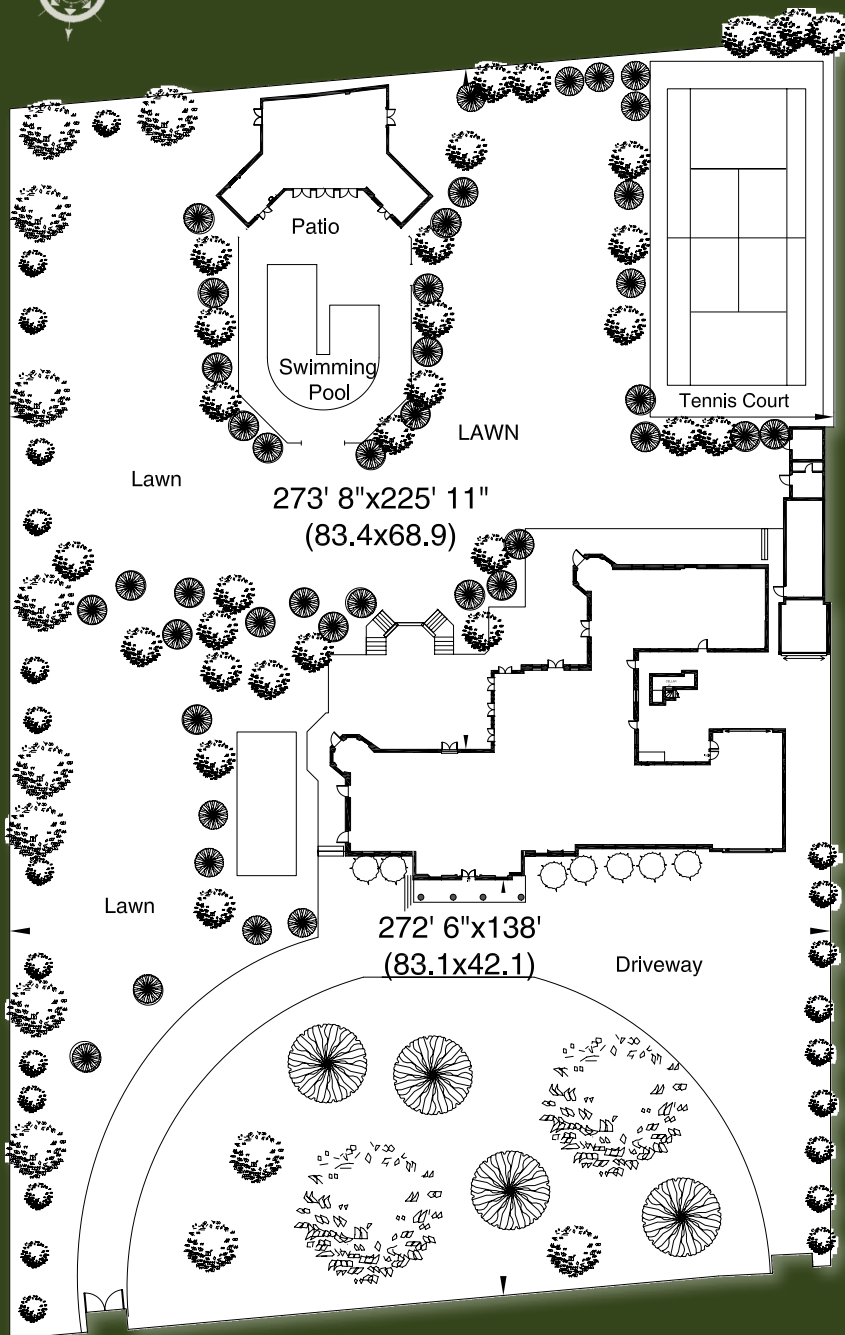
GROSS INTERNAL AREA (APPROX.)
1,698 SQ M - 18,277 SQ FT

FIRST FLOOR
GARAGE



TERMS
 TENURE FREEHOLD
 LOCAL AUTHORITY LONDON BOROUGH OF BARNET
 PRICE ON APPLICATION





SITE PLAN 2.55 ACRES

VIEWING: STRICTLY BY APPOINTMENT WITH SAVILLS.

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16/10/21 XX 342136

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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