



**A SUBSTANTIAL DETACHED DOUBLE FRONTED RESIDENCE ON THE WORLD  
RENOWNED 'THE BISHOP'S AVENUE'.**

THE BISHOP'S AVENUE, LONDON, N2 0AJ

Unfurnished, £2,500 pw (£10,833.33 pcm) + fees and other charges apply.\*

Available Now





• 7 Bedrooms • 6 Bathrooms • 3 Reception rooms

- Studio apartment within the house
- Off-street parking for multiple vehicles
  - Landscaped garden
  - Large double garage
  - Set behind electric gates

• EPC Rating = E • Council Tax = H

### Situation

This property is located just north of Hampstead Heath and both Hampstead and Highgate Golf courses. East Finchley Underground Station is approximately 300 metres walk whilst the West End is located less than five miles distant.

The M1, A1M, M25 & M11 motorway networks are close to hand, providing easy access to London Heathrow, London Luton, London Stansted and Gatwick international airports.

Highgate and Hampstead provide a broad range of schools, including Highgate School, Channing, UCS and many others. Closer still are the grounds of Kenwood House (the Iveagh Bequest) and is the venue for open-air music concerts in the Summer evenings.

### Description

This well-presented seven bedroom home is discreetly set behind electric gates leading to a large carriage driveway.

The property comprises a large double reception room, dining room, sun-lounge, huge fully-fitted kitchen/breakfast/family room, utility room, 7 bedrooms, 6 bathrooms (4 en suite) and a guest cloakroom.

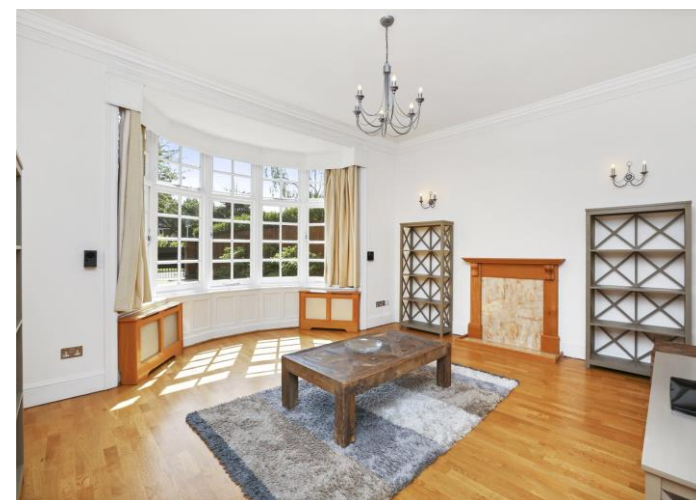
The house also has a self-contained studio apartment for staff and further benefits from a beautifully landscaped garden, large double garage and parking for multiple cars.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.

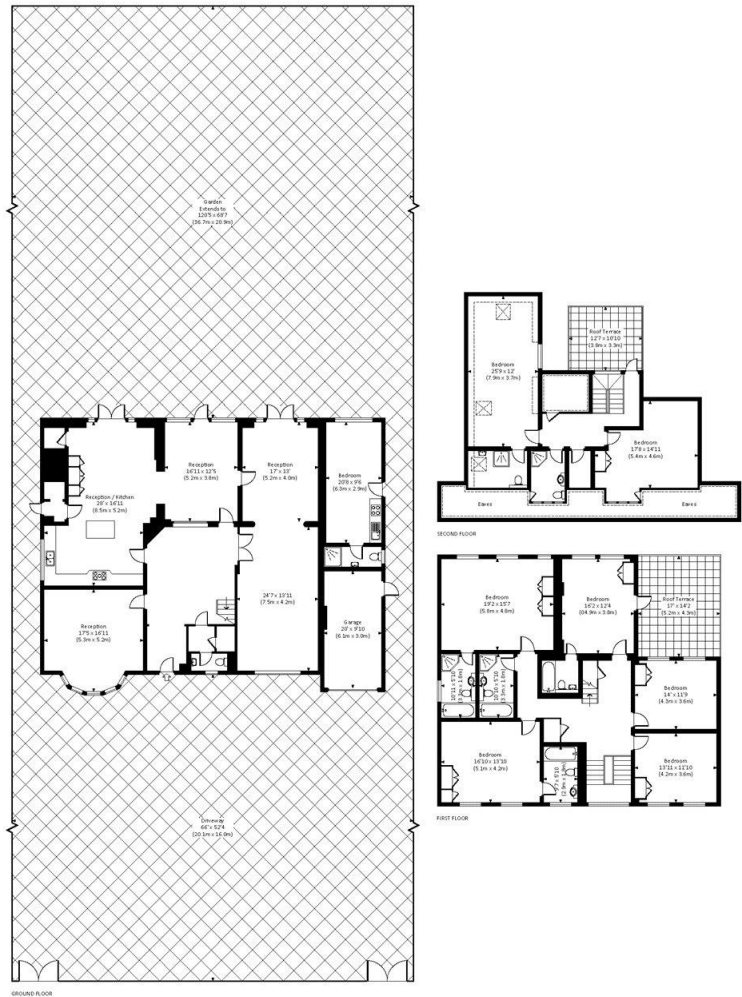




# THE BISHOPS AVENUE, N2

Approx. gross internal area 5006 Sq Ft. / 465.1 Sq M.

Approx. gross internal area 5362 Sq Ft. / 498.1 Sq M. Inc. Restricted Height



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2019 www.dowlingjones.com 020 7610 9913

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	56
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190827LCCY

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## Hampstead Lettings

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