



AN AMAZING FOUR BEDROOM DUPLEX APARTMENT OFFERING OVER 3200 SQUARE FEET OF LIVING SPACE.

ELIOT HOUSE, THE BISHOPS AVENUE, LONDON, N2

Furnished, Unfurnished, £6,000 pw (£26,000 pcm) + fees and other charges apply.*

Available Now



• 4 Bedrooms • 3 Bathrooms • Reception room

- Kitchen
- Parking
- Concierge Night Security
 - Leisure
 - Facilities
- Utility Room
 - Patio
 - Garden

• **EPC Rating = B** • **Council Tax = H**

Situation

Located in an exclusive gated development on The Bishops Avenue and within close proximity of the open spaces of Kenwood and Hampstead Heath.

Description

An amazing four bedroom duplex apartment to let. Offering over 3200 square feet of living space and with accommodation comprising a spacious 40ft living/dining room, a contemporary kitchen/breakfast room, master bedroom suite with dressing room and en suite bathroom, two further double bedrooms with en suite bathrooms, a fourth bedroom/games room, a utility room and guest wc.

The development offers extensive residence benefits including secure underground parking, gym, pool, steam rooms as well as a concierge service and night security.

Energy Performance

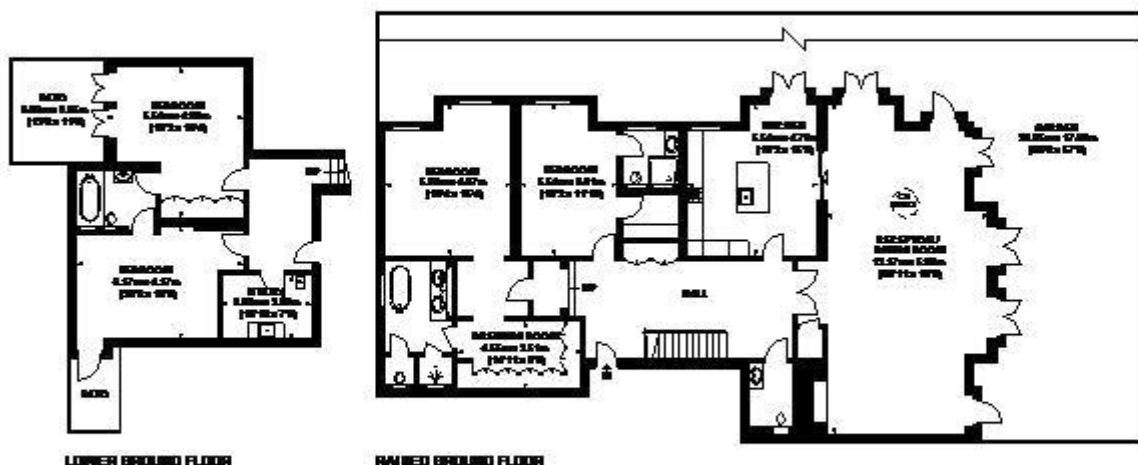
A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



ELIOT HOUSE



APPROXIMATE BRIBB INTERNAL AREA
 LOWER GROUND FLOOR
 639 SQ. FT. (59.3 SQ. M.)
 GROUND FLOOR - 2462 SQ. FT. (228.7 SQ. M.)
 TOTAL - 3101 SQ. FT. (288.0 SQ. M.)



This plan is for information only. Dimensions are taken from the floor plan and do not include wall thicknesses. Measurements are taken to the face of the walls. Please check all dimensions, areas and volumes before making any decisions on the property. Please refer to the relevant legislation for more information on planning permission in relation to the use of the property (2020/0000).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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. 20190702LCCY

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Hampstead Lettings
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