

1 HAZEL COURT 49 THE BISHOP'S AVENUE LONDON N2



The development benefits from 24 hour security and concierge service, electric gates, secure underground parking with direct lift access to the flat and a residents' leisure centre with a stunning swimming pool, Jacuzzi and gym. Other features include Crestron sound system, Xenon lighting, book matched marble bathroom, walnut floors, CAT 5 wiring, a BOFFI kitchen, underfloor heating and comfort cooling.

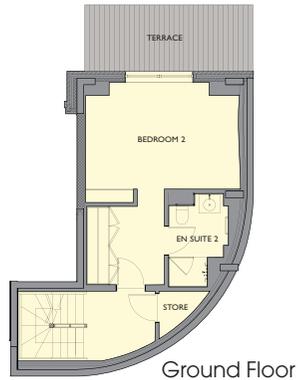
Entrance Hall, Guest Cloakroom, Double Reception Room with Terrace, Kitchen/Breakfast Room, Study/Bedroom 3, Master Bedroom with Dressing Room and Ensuite Bathroom, Bedroom 2 with Ensuite Bathroom and Terrace, 2 Underground Parking Spaces, Store Room.

A LUXURIOUS AND BEAUTIFULLY FINISHED TWO/THREE BEDROOM APARTMENT ON THE GROUND AND FIRST FLOORS OF THIS RECENT DEVELOPMENT IN ONE OF THE MOST PRESTIGIOUS ADDRESSES IN LONDON.

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LONDON N2



Total Gross Internal Area
2,433 sq ft - 226 sq m

Price on Application



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permissions or potential uses such information is given by Gientree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. 345372

Brochure and Photography by **capital group** 020 8671 5448

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