

THE BISHOPS AVENUE

HAMPSTEAD GARDEN SUBURB • N2



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***Unmodernised house for sale set on 0.45
acre***

- Drawing room
- Dining room
- Bar room
- Kitchen/Breakfast room
- Sitting room
- Study

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- Master bedroom with dressing room and en-suite bathroom
 - Six further bedrooms (two with en-suite bathrooms)
 - Five further bathrooms
 - Seperate dressing room

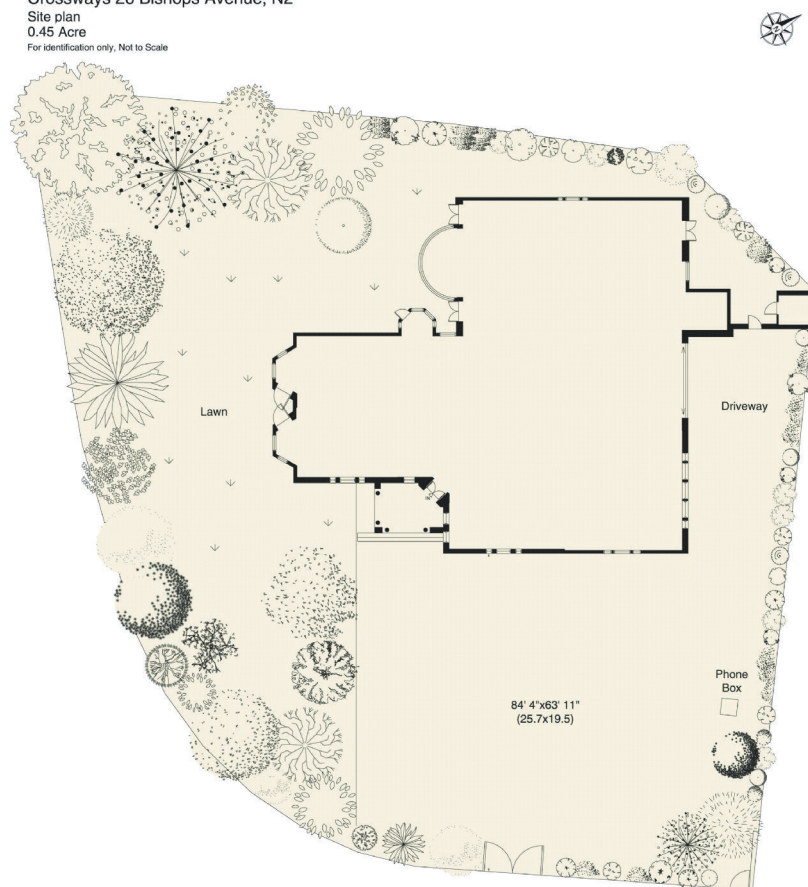
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- Swimming pool with spa & changing room
 - Snooker room
 - Double garage
 - Off-street parking for 10 cars

Approximately 781 sq m (8,404 sq ft)
Freehold

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Crossways 26 Bishops Avenue, N2
Site plan
0.45 Acre
For identification only. Not to Scale



Offered for sale is this substantial freehold residence of over 8,000 sq ft requiring refurbishment and with potential for redevelopment subject to any necessary consents.

Description

This large unmodernised house offers spacious accommodation on a good size plot at the junction of The Bishops Avenue and Lyttelton Road.

Location

The property is within 375m of East Finchley Tube Station and 1,200m from Kenwood.



Crossways 26 Bishops Avenue, N2

Gross internal area (approx.)
781 Sq m (8404 Sq ft) Excluding Under Eaves, Under 1.5m and Outside Storage
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Floor Plan by capital group 020 8671 7722

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(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	



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

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