



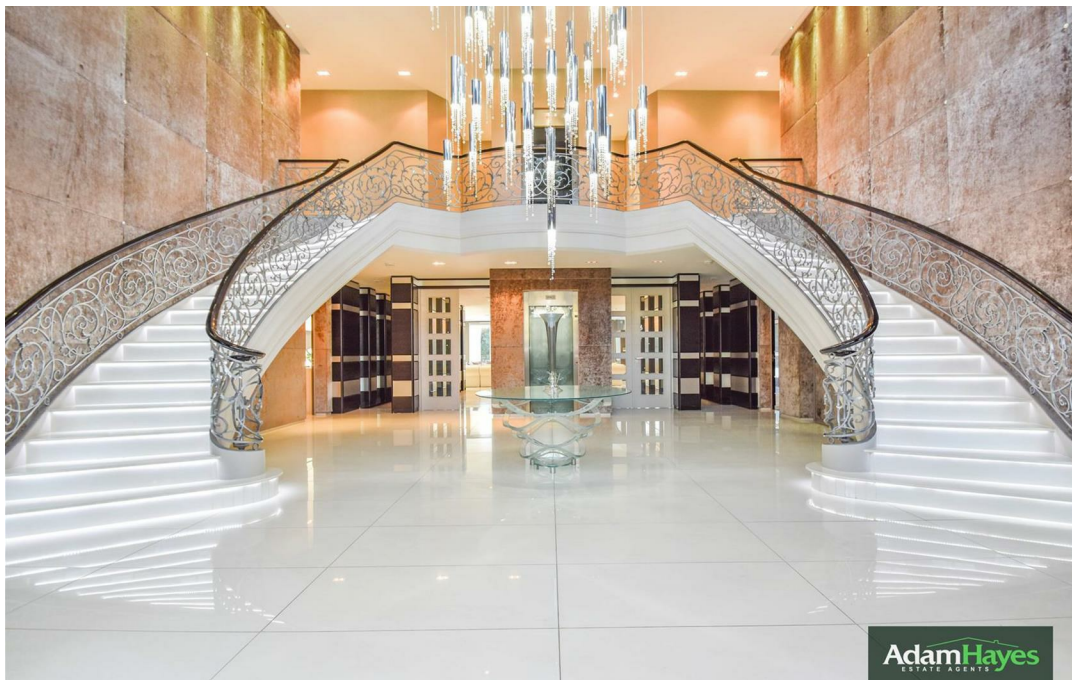


The Bishops Avenue, East Finchley, N2

£12,250,000

 8 Bedrooms  8 Bathrooms  4 Receptions





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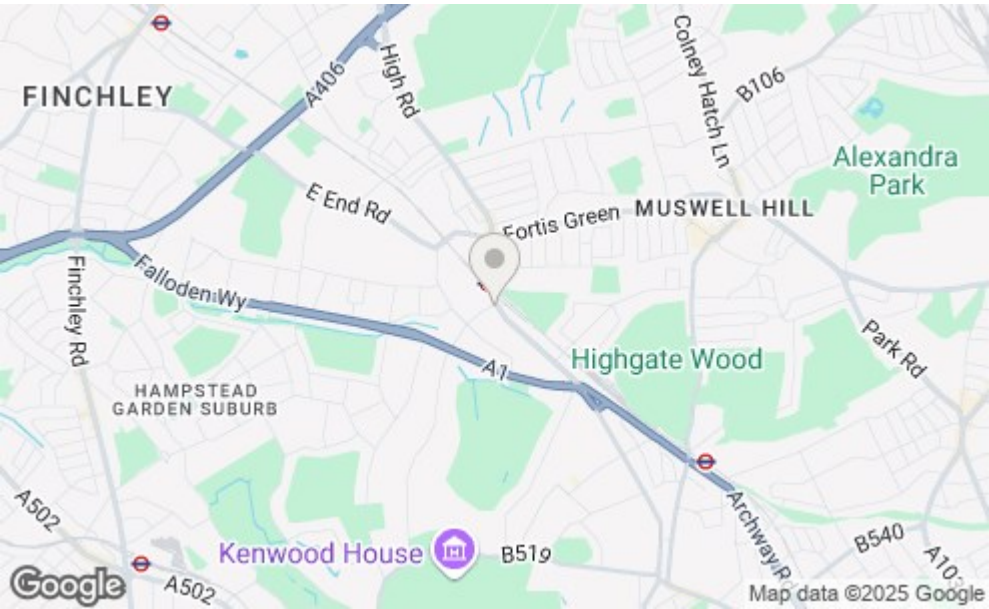
8 Bedrooms 8 Bathrooms 4 Receptions

## Key Features

- Eight Bedrooms & Eight Bathrooms
- Four Reception Rooms
- Internal Lift
- Gated Driveway
- State-Of-The-Art Technology Incorporated Throughout
- Leisure Facilities including Gym, Cinema & Games Room, Outdoor/Indoor Pool

## Other Information

Tenure: Freehold  
Council Tax Band: H



## Nearest Stations

East Finchley Station 0.1 miles  
Highgate Station 1.0 miles  
Golders Green Station 1.5 miles

## Property Description

Situated on one of London's most prestigious roads, this extraordinary double-fronted detached home spans over 10,000 sq. ft. of luxurious living space across four floors. Boasting 8 bedrooms, 8 bathrooms, and 4 reception rooms, this property offers unparalleled comfort and sophistication. Upon entering, you are welcomed by a stunning prominent staircase that leads to a series of exquisitely designed reception rooms and an internal lift. These include a formal dining room connected to a fully equipped kitchen with integrated appliances, a separate staff suite with its own kitchen, a cozy family room, and a versatile pool reception room featuring a bar and adjoining shower facilities. Of the 8 bedrooms, 7 are accompanied by dressing rooms and en-suite or shower rooms. Additional amenities include a cinema room, gymnasium, salon, games room, wine storage, and an approx. 13ft terrace offering breathtaking views of the beautifully landscaped garden, pool, and decking area. The property contains state-of-the-art technology throughout, including a revolutionary indoor-outdoor pool with a movable floor that can convert into a shallow pool or an additional entertaining space. Other advanced notable features include a car lift, underfloor heating, programmable blinds, a Sanyo VRV air-conditioning system, and a Nuvo AV system with wireless touchscreens. Security is paramount, with automated gates, CCTV, and a video entry system.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) 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 & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Total floor area 986.9 sq.m. (10,623 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.