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**Exciting Development Opportunity to Refurbish a Single, Large House or
Build an Exclusive Block of 9 Boutique Luxury Apartments in
The Bishops Avenue**

KENDENE, 37 THE BISHOPS AVENUE LONDON N2 0BN



This is a prime, freehold property set in 0.658 acres (0.266 hectares) of land, leading directly at the rear to Highgate Golf Course and is located in an excellent position in this internationally renowned prestigious road.

The original house was demolished and redeveloped about 30 years ago and a modern pastiche of an imposing Palladian-style mansion, over 4 floors, of 15,800sqft (1,468sqm) was built in its place.



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Glentree Estates Ltd
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Approximate Net Saleable Area of the Existing Building in square feet:

Basement: 5,800sqft

Ground: 4,800sqft

First: 3,100sqft

Second: 2,100sqft

Total: 15,800sqft (1,470sqm) - these areas include the garage and under-eave spaces below 1.5m.

The accommodation of the existing house comprises (see attached floor plans)

Ground Floor: Enormous Grand Entrance Hall, running from the front door through to the rear of the house, with fabulous views onto the garden; Main Reception Room; 2nd Reception Room; 3rd Reception Room; Study; Kitchen; 2 Cloakrooms; Catering Kitchen; Chauffeur's Room; 2 Staff Bedrooms and Bathroom; Main staircase and Service staircase.

Lower Ground Floor: Large Indoor Pool with Jacuzzi; area for Gym; Cinema; Wet Bar leading directly onto the garden; Plant room; Strong room; Passenger lift to all floors.

First Floor: Master Bedroom Suite with His/Her Dressing Room and Bathroom plus Office; 2 further Large Bedroom Suites on this floor.

Second Floor: 3 further Bedroom Suites.

36' double length garage.

The property was never lived in by the existing owner nor was it interior designed after purchase and has been left to decay over this time.

Refurbishment of the existing house

The mansion could be totally refurbished and restored to its former glory, and it would certainly be one of the most impressive houses in the road.

We are communicating with an excellent quantity surveyor/project manager, **Andrew Selby**, E: aselby@bdcm.co.uk; M: **07711 018677**, who is researching the potential cost of refurbishment (or redevelopment) and if there are any technical questions, we feel sure that he may be helpful to answer these.

Planning Potential for luxury apartments

As can be seen from the initial planning brief prepared by expert planning consultants, **Michael Burroughs and Emma McBurney of Michael Burroughs Associates, 93 Hampton Road, Hampton Hill, London, TW12 1JQ; T: 020 8943 8800; E: michael@mbaplanning.com; M: +44(0)7825 180175; and Emma McBurney E: Emma@mbaplanning.com; M: 44 (0)78 9996 8931** - there is every likelihood of planning consent being forthcoming from the London Borough of Barnet for the demolition of this property and in its place, replaced by a luxury, prestigious, boutique apartment building for 9 units.

Please see initial studies from **Jo Maudsley of Charlton Brown Associates, The Belvedere, 2 Back Lane, Hampstead, London NW3 1HL; T: +44(0)20 7431 1234; E: jo@charltonbrown.com** . They have drawn up a scheme comprising 9 apartments, with 18 underground car spaces.

Apartment Mix:

Flat 1:	1,600 sqft
Duplex 2:	2,500 sqft
Duplex 3:	2,500 sqft
Flat 4:	1,600 sqft
Flat 5:	2,000 sqft
Flat 6:	1,800 sqft
Flat 7:	1,800 sqft
Flat 8:	2,100 sqft
Flat 9:	2,500 sqft

Total: 18,400 sqft (1,709sqm)

There are no leisure facilities included in the scheme and there will be a car lift to the garage area.

Balconies/terracing would be important to add, and the planning brief refers to these.

We believe that a value range of circa, 1500/sqft could be achievable on a blended rate, which technically could generate a GHDV of circa **£ 27.6million***.

IMPORTANT NOTE*

Please note the figure for underlying marketing value in this report is not intended as a formal valuation and should not be used for loan raising purposes. Since an independent structural survey has not been carried out, we have assumed that the findings of this, as far as the structure and services of the property, would not affect its value. This report is not transferrable to a third party.

General comments

The plot is extensive and is located in one of the best positions in the road and leads directly onto Highgate Golf Course, which is an attractive facility.

The Bishops Avenue is regarded today, as a highly desirable prestigious location for single large mansions, as well as luxury apartments. The market for apartments stems from empty nesters, living in houses within a 3-mile radius, as much from international buyers.

The surrounding Kenwood area has 2 golf courses, a variety of excellent top-notch schools eg Highgate School and 900 acres of open heathland on the doorstep.

The medieval villages of Highgate and Hampstead are within walking distance and access to the A1/Aylmer Road/A406 are reasonably close-by and they lead to the Brent Cross Shopping Mall and a private/commercial airport at Luton, is within 30mins drive – depending on traffic.

The guide price is **£ 8.95million**.

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THE BISHOPS AVENUE

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