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BYRON DRIVE N2



FREEHOLD. SOLE AGENT.

£8,750,000.

ENTRANCE HALLWAY: DOUBLE RECEPTION ROOM: FAMILY ROOM:
 KITCHEN/BREAKFAST ROOM: PREP KITCHEN: DINING ROOM:
 PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND EN SUITE
 BATHROOM: 5 FURTHER BEDROOMS (4 WITH EN SUITE BATHROOM,
 2 WITH WALK IN WARDROBE: GAMES ROOM: SAUNA: 3 GUEST WC'S:
 GUEST APARTMENT INCLUDING RECEPTION ROOM, KITCHEN,
 BEDROOM AND BATHROOM: UTILITY ROOM: GUARD HUT WITH WC:
 DOUBLE GARAGE: OFF-STREET PARKING: REAR LANDSCAPED
 GARDEN: COUNCIL TAX BAND H: EPC RATING C



Located off the internationally renowned, The Bishops Avenue, in a discreet cul de sac turning, is this magnificent, detached family home, spanning over 8,400 sq ft (783 sq m). This fine home is set behind electronically operated gates with a carriage driveway, off street parking for many cars, a security guard hut and a double garage.

As you enter this glorious home, you're welcomed by a spectacular, double vaulted grand entrance hallway with 2 adjoining sweeping staircases.



The ground floor accommodation includes a stylish double reception room, a family room and a well fitted kitchen/breakfast room, all with French doors leading on to the garden. Furthermore, there is a dining room, a prep kitchen, a guest WC and stairs leading down to a self-contained guest apartment , which could also be used for staff, as well as a utility room.

On the upper floors there are 6 bedrooms (5 ensuite) including an indulgent principal suite with an ensuite bathroom and walk in wardrobe. In addition, there is a large games room and reception hallway on the second floor.

Externally, the garden to the rear is well landscaped and faces south.

In addition, the house has underfloor heating throughout, air conditioning & CCTV.



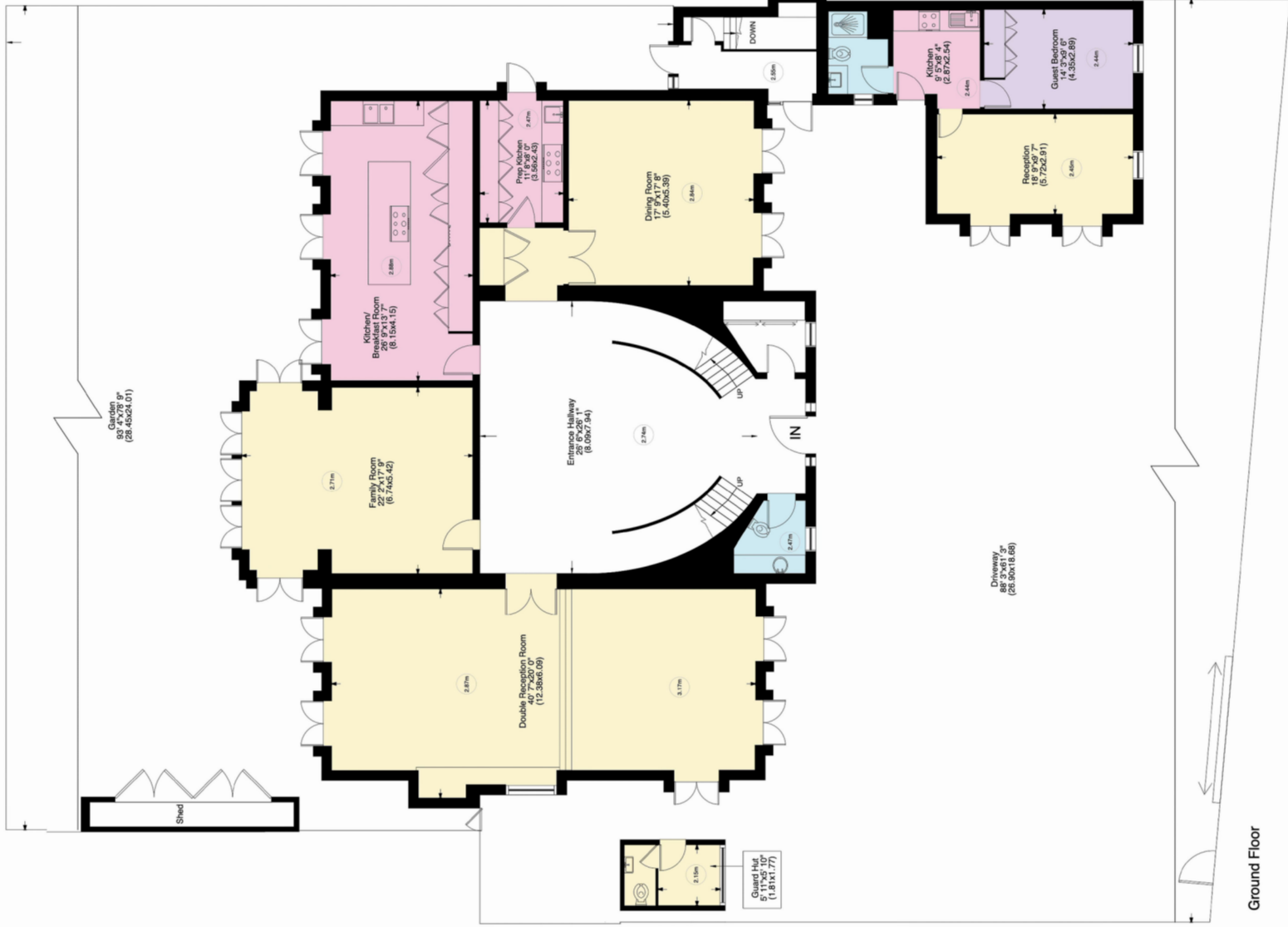


Byron Drive N2

Gross internal area (approx.)

814 Sq m (8766 Sq ft) Including Guard Hut and under 1.5m
783 Sq m (8432 Sq ft) Excluding Guard Hut and under 1.5m

For identification only, Not to Scale



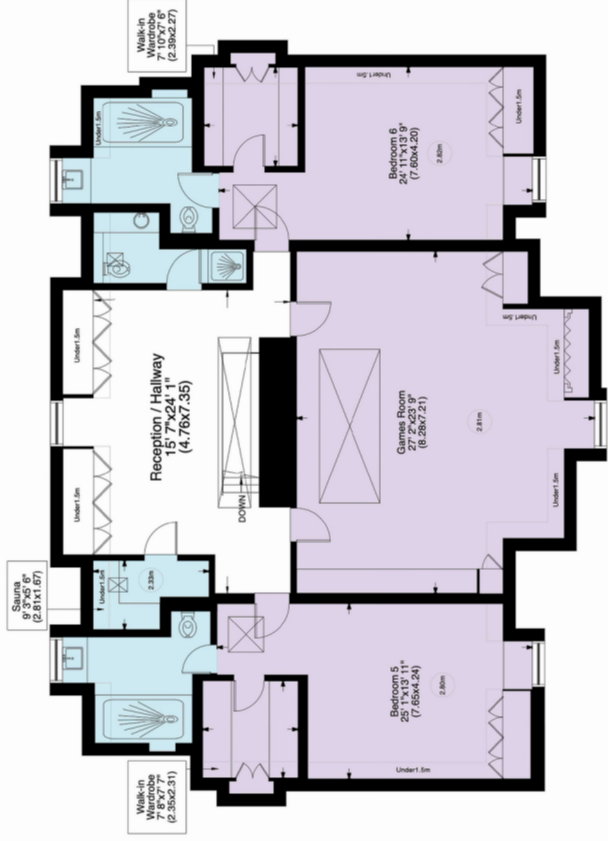
Byron Drive N2

Gross internal area (approx.)

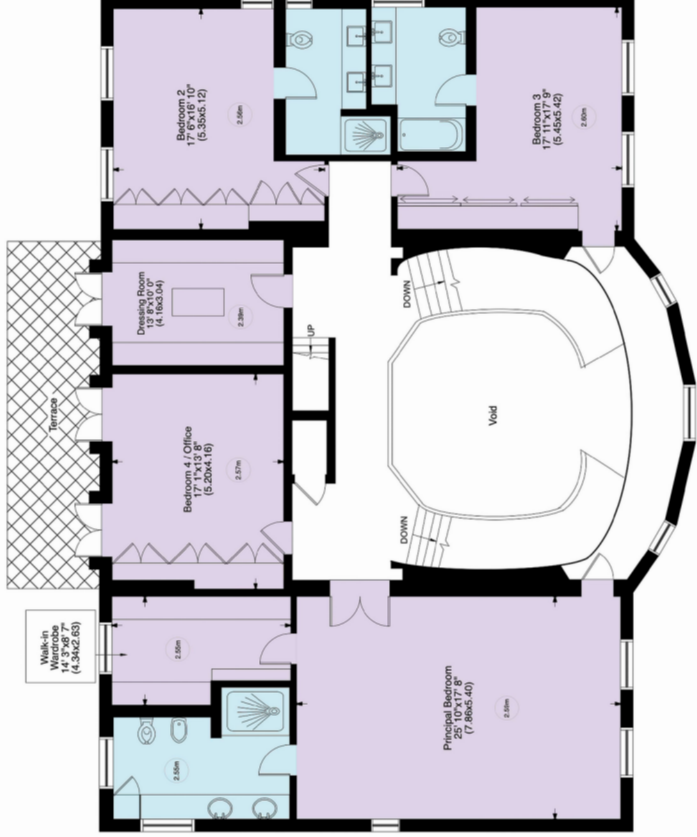
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783 Sq m (8432 Sq ft) Excluding Guard Hut and under 1.5m

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Second Floor



First Floor

www.WilliamSalisbury.Photography

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

Byron Drive N2

Acre 0.31 (approx.)

For identification only, Not to Scale



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 Glentree 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.