



COMPUTER GENERATED IMAGE

28 The Bishops Avenue, London, N2







GENERAL

- Gas fired, underfloor heating throughout with individual room thermostats & heat miser Wi-Fi enabled controls
- Solid concrete floors throughout
- Wood double glazed sash windows
- 10-year new home build with Advantage Warranty Provider

EXTERIOR, COMMUNAL AREAS, GROUNDS & PARKING

- Communal entrances designed with feature lighting
- Porcelain floor tile with border to ground floor & basement communal areas, carpet to stairs & other landings
- Landscaping in communal grounds
- Hard landscaping patio & pathways
- Private secure underground parking with reserved parking spaces for each apartment
- Heated ramp
- Individual storerooms for each apartment with power & lighting
- Car charging point for each apartment if required
- Private balconies to ground, first & second floor apartment
- Video entry system to all apartments

GYM

- Fitness suite with a mirrored wall – with supply of Equipment (Service Charge)

INTERIOR

- Lift to all floors with direct access to residents parking level
- Air conditioning to principal rooms including kitchen, reception room & master bedroom
- Feature coffer ceiling with LED strip light to lounge
- Fitted wardrobes/dressing areas in bedrooms 1 & 2

INTERNAL DOORS

- Oversized doors
- Multi point locking to main entrance of each apartment

LIGHTING & ELECTRICAL

- USB & USB C sockets within kitchen, master bedroom & lounge area
- LED down lights to all rooms
- Feature wall lights to master bedroom
- External lighting to selected areas i.e. balcony
- CAT6 & coax cabling to AV sockets
- Data network cabling installed adjacent to telephone locations

- Telephone connections – BT master located in AV cupboard with points to all bedrooms, lounge & kitchen
- Full TV system to provide receiving & distribution capabilities for terrestrial television (digital) FM radio, digital radio, SkyQ services are available at all TV points. All points linked to satellite dish on roof. Fibre & not copper
- Alarm System with Panic Button, Smoke, heat & carbon monoxide alarms (Hard Wired)
- Multi-room audio via discreet in-ceiling speakers to master bedroom & lounge. Wiring only for future speaker installation to all other rooms
- CCTV to selected external communal areas - front & carpark entrance - recorded for security purposes if not manned

HALLWAY CUPBOARD/UTILITY ROOM

- Miele washing machine & tumble dryer located in the utility room
- Housing hot water cylinder with shelving for linen
- Sinks to utility rooms

KITCHEN/BREAKFAST

- Kitchen with soft closing cabinetry & drawer units
- Composite stone worktop & upstand splashback - or similar if bespoke for client choice
- Stainless steel under mount sink with chrome pull out spray tap
- Waste disposal – built in bins
- Chrome Quooker hot tap system for & chilled water supplies
- Miele integrated oven
- Miele integrated combination microwave/oven
- Miele induction hob
- Elica extractor hood
- Siemens integrated fridge & freezer
- Siemens Integrated dishwasher

BATHROOM, ENSUITES & CLOAKROOM

- Contemporary bathrooms & ensembles with feature LED lighting
- Wall mounted basin with drawer vanity unit
- Walk-in wet room style showers with fixed glass screen, ceiling mounted rain shower head and handheld shower
- Feature niches with LED lighting
- Thermostatically controlled electric towel rails



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Approximate Area = 1525 sq ft / 141.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Godfrey and Barr. REF: 1206475



28 The Bishops Avenue is a luxury newly built block which features high quality interiors, secure underground parking and a communal gym. This world renowned address is synonymous with high end homes and is superbly located approx. 0.9 miles from Kenwood, 2.1 miles from Hampstead Village and 1.8 miles from Highgate Village.

GUIDE PRICE: £2,275,000

TENURE: LEASEHOLD APPROXIMATELY 250 YEARS REMAINING

SERVICE CHARGE: APPROXIMATELY £11,750 PER ANNUM

GROUND RENT: PEPPERCORN

COUNCIL TAX BAND: TBC

EPC RATING: B

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