ALLINGHAM COURT
THE BISHOPS AVENUE

Guide Price £6,960,000

The perfect balance of luxury, convenience and security, located on The Bishops Avenue, one of the world's most sought after addresses
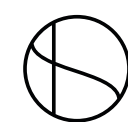
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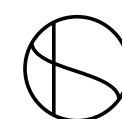**ENQUIRE**

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FULL LISTING

RECEPTION ROOM

DINING ROOM

KITCHEN

Constructed in around 1887 on land which had at one time been part of the Bishop of London's hunting park, The Bishops Avenue was from the outset intended to be the setting for expensive homes.

Named after Arthur Ingram Winnington, the 123rd Bishop of London, the three roads which bear his name are now bordered by Hampstead and Highgate golf clubs to the east and west, and Hampstead Heath to the south. Deliberately designed to create an exceptionally rural setting, only adding to the desirability of the location.

Newly built in 2008, Allingham Court is a luxury development of only twelve apartments, all of which benefit from access to leisure facilities including a swimming pool, gym, secure underground parking, 24 hour concierge service with monitored CCTV, and a landscaped communal garden.

The apartment features exceptionally generous entertaining space, superbly proportioned rooms, ceiling heights in excess of 3 metres, and has been interior designed and finished to an exceptionally high standard.

Further benefiting from a private landscaped terrace accessed from all principal rooms and secure underground parking for three cars.
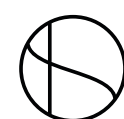
Allingham Court is the perfect balance of luxury, convenience and security, all less than 0.6 of a mile from the 800 acres of wild open spaces at Hampstead Heath, and just over 5 miles from Marble Arch.
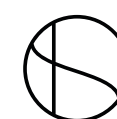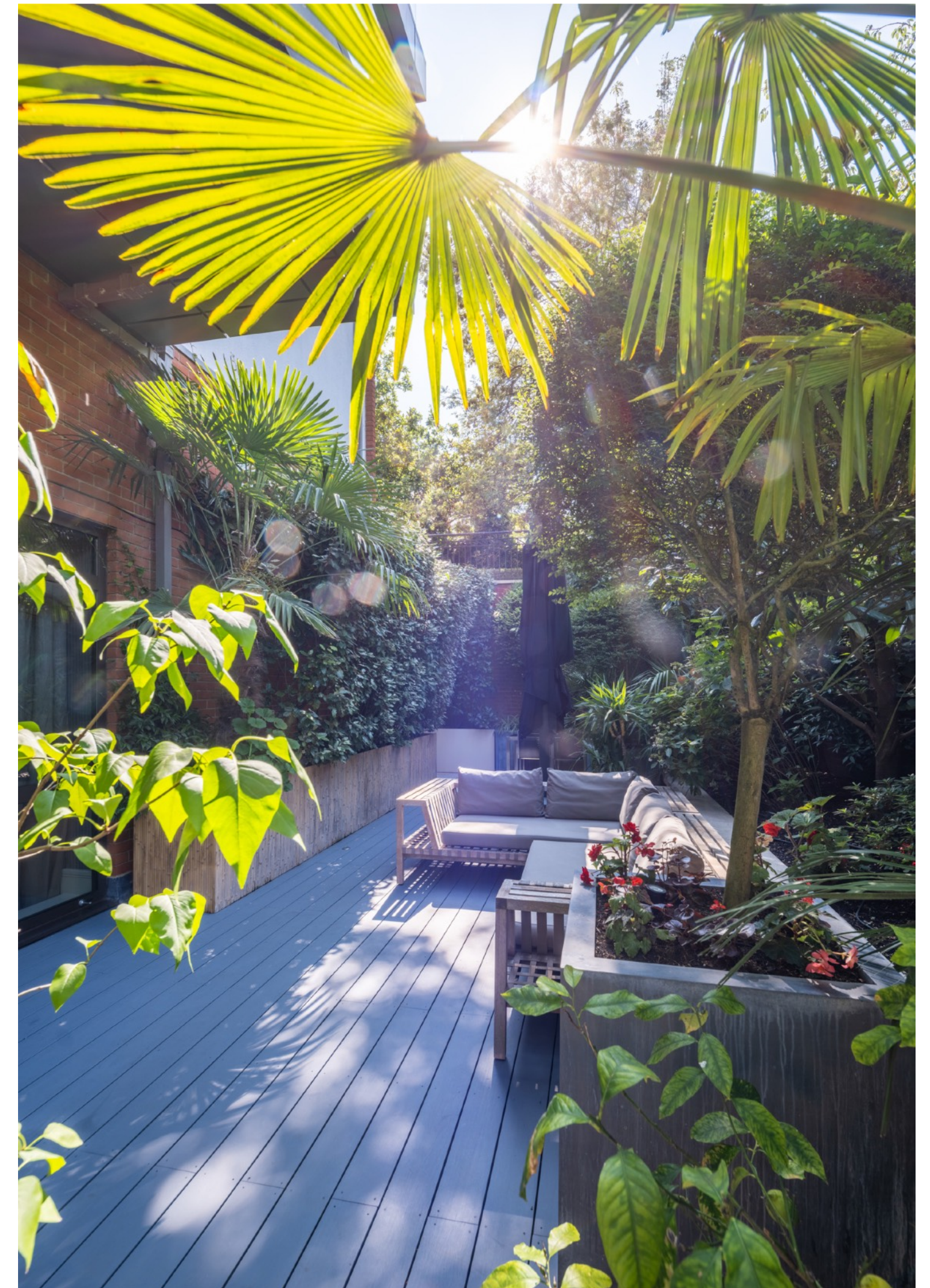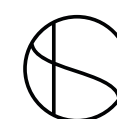
PRINCIPAL BEDROOM SUITE

PRIVATE WRAPAROUND TERRACE

COMMUNAL GARDEN

SWIMMING POOL

THE BISHOPS AVENUE, N2

Ground Floor

Garden
75' 6"x19' 8"
(23.0x6.0)

Principal Bedroom
22' 3"x18' 7"
(6.8x5.7)
3.28m

Reception Room
35' 11"x26' 11"
(10.9x8.2)
3.26m

N

Bedroom 3
21' 1"x19' 8"
(6.4x6.0)
3.27m

Entrance Hall
20' 9"x16' 2"
(6.3x4.9)

Dining Room
23' 7"x14' 9"
(7.2x4.5)
3.27m

Storage
11' 5"x10' 6"
(3.5x3.2)
2.64m

Basement

10' 4"x4' 1"
(3.2x1.2)

Bedroom 2
20' 2"x16' 4"
(6.2x5.0)
3.27m

Kitchen
21' 4"x14' 7"
(6.5x4.4)

IN

17' 4"x8' 9"
(5.3x2.7)

17' 4"x8' 2"
(5.3x2.5)

17' 4"x8' 8"
(5.3x2.7)

Triple Parking Space

Basement
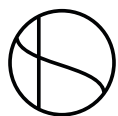
Accommodation

- Principal bedroom suite with shower room + two walk in wardrobes
- Bedroom 2 with en-suite bathroom + walk in wardrobe
- Bedroom 3 with en-suite shower room
- Formal reception room
- Dining room
- Fully fitted kitchen

Amenities

- Private wraparound terrace
- Landscaped communal gardens
- Residents only leisure facilities including swimming pool, gym, sauna + changing rooms 24-hour concierge + monitored CCTV
- Secure underground parking for three cars
- Storage room
- Gated off street guest parking
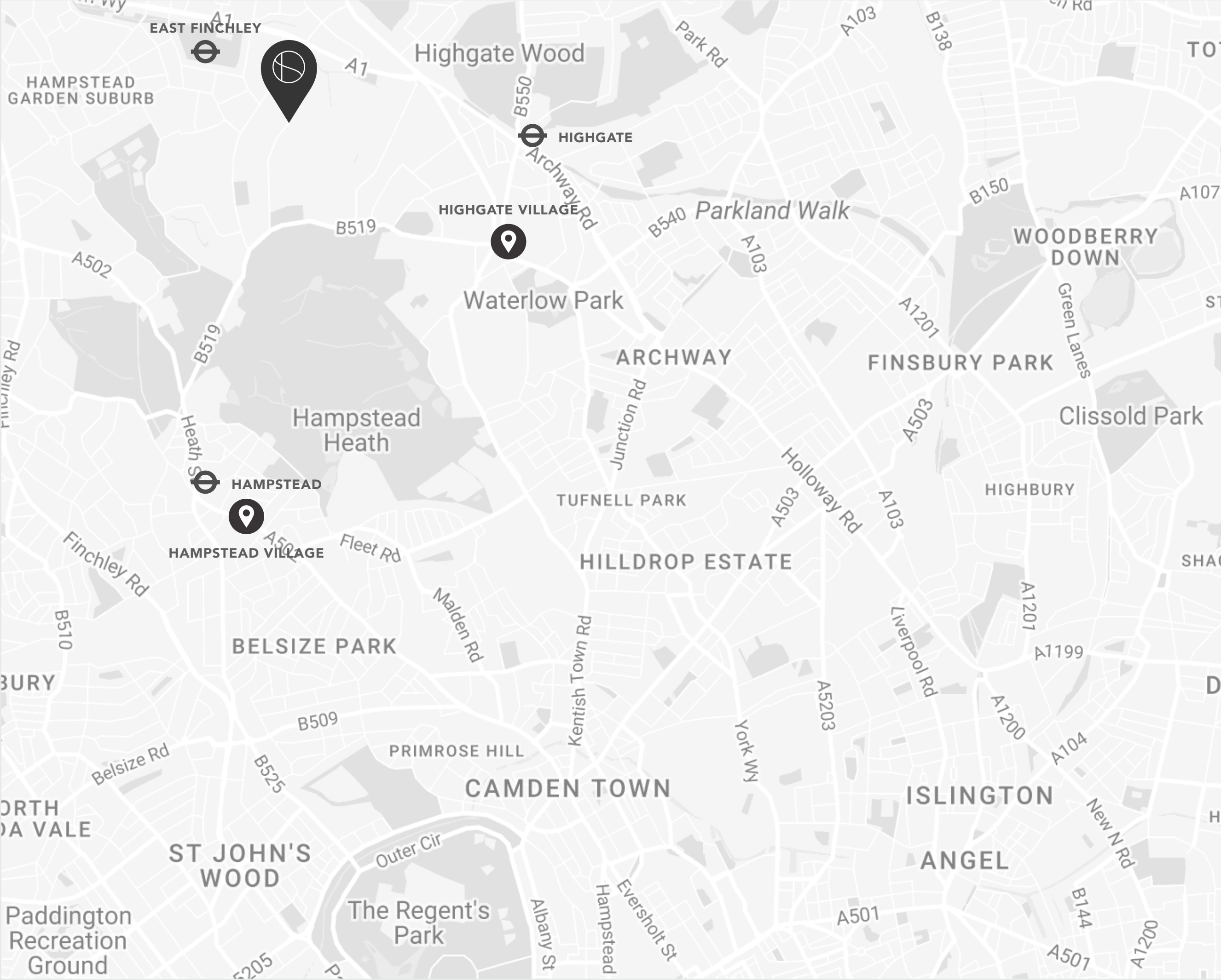- Air conditioning
- Underfloor heating

Approx Gross Internal Area   **4190 Sq Ft** (400 Sq M)
Basement Store Room   **121 Sq Ft** (11 Sq M)

Plan for illustration purposes only. Not to scale.
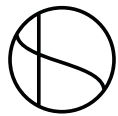
Local Area

Terms

- **Tenure:** Leasehold + Share of Freehold
- **Length of lease:** 984 years remaining
- **Annual service charge:** £73,360
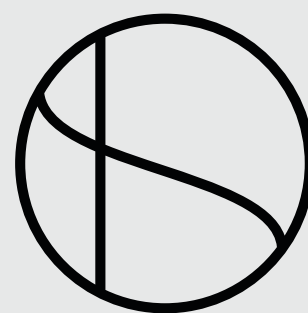- **Council Tax band:** H

Energy Performance Certificate

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