





KEY FEATURES

- Pool, Sauna and Gym
- Concierge
- CCTV
- Air conditioning
- Communal garden
- Underground parking
- Private balcony
- Lift - direct access

This well-appointed and stylish apartment at Allingham Court offers spacious living with direct access to resident leisure facilities, providing comfort and convenience in one of London's most desirable addresses. The apartment combines understated sophistication with generous proportions and refined interior design. Off the main entrance lobby are three substantial reception rooms, comprising a formal dining room, a large kitchen and breakfast room with utility area and an expansive living room opening onto a private balcony overlooking the landscaped communal gardens. The apartment provides three bedrooms, each with its own ensuite bathroom and dressing room. The principal suite is significantly larger, with additional dressing area and access to a private terrace.

Allingham Court on The Bishop's Avenue is an exclusive development of just 12 residences. Amenities include a residents' gym, sauna and swimming pool, with a 24-hour concierge. Additional benefits comprise secure underground parking with three spaces allocated to this apartment, individual storage areas, CCTV coverage and integrated security systems.



3 BEDROOM



3 BATHROOM





ACCOMMODATION

Two double bedrooms each with ensuite bathroom and dressing room

Third double bedroom with dressing room and ensuite shower room

Two guest WCs

Reception room

Dining room

Kitchen/breakfast room

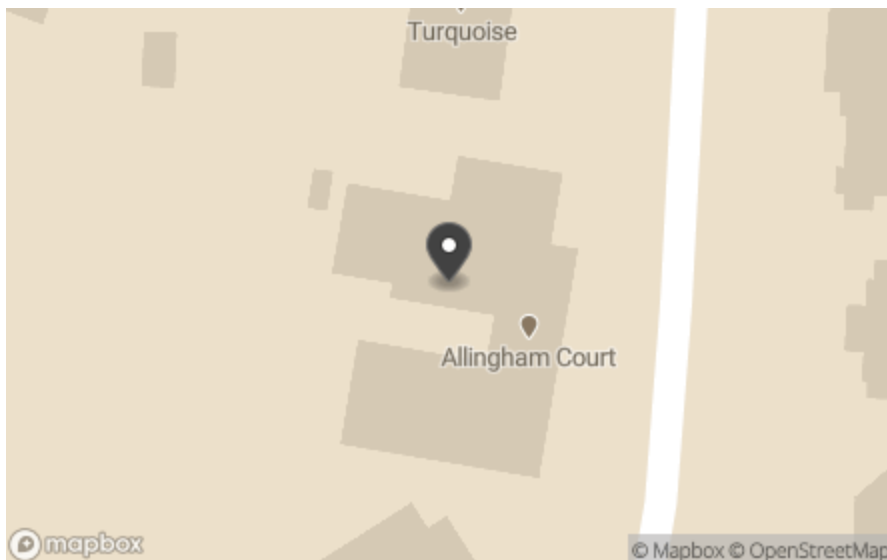
Utility room

Balcony

Storage room

LOCATION

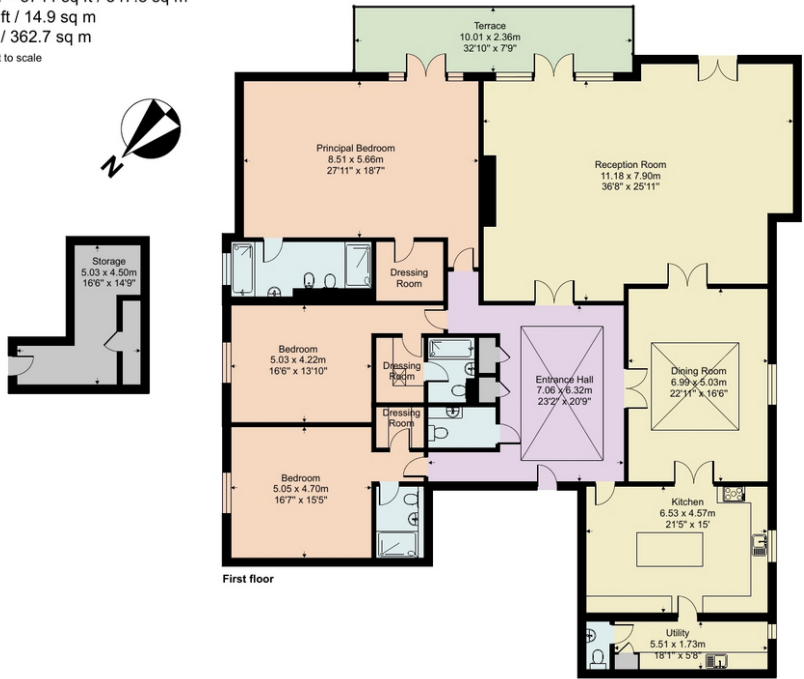
Allingham Court is situated on The Bishops Avenue, a location long associated with privacy and prestige, once forming part of the Bishop of London's hunting park. The property is close to Hampstead Heath and Highgate Village, with central London a short drive away. East Finchley Underground Station (Northern Line) provides straightforward access to the City and West End.





The Bishops Avenue, London, N2 0BA

Approximate Area = 3744 sq ft / 347.8 sq m
Storage = 161 sq ft / 14.9 sq m
Total = 3905 sq ft / 362.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Savills (UK) Limited. REF: 1222427

TERMS

Price: £6,950,000
Tenure: Leasehold - 982 YRS
Council Tax Band: H
Viewing: By appointment only



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