

### The Bishops Avenue N2

Gross internal area (approx.)  
528 Sq m (5685 Sq ft) Including Garage, under eaves  
477 Sq m (5140 Sq ft) Including Garage, Excluding under eaves  
For identification only, Not to Scale



### Byron House The Bishops Avenue, N2

Located in the internationally renowned The Bishops Avenue is this five-bedroom house, positioned on a generous corner plot, the home offers an impressive footprint and outstanding potential for modernisation or redevelopment, making it ideal for buyers looking to create a bespoke family residence.

The property welcomes you with a spacious and flexible layout, currently featuring three reception rooms that provide ample space for both formal entertaining and comfortable everyday living. These versatile areas allow new owners to adapt and redesign the interior to suit their personal style and lifestyle needs. With five well-proportioned bedrooms and four bathrooms already in place, the home is well suited to large families, offering both practicality and comfort from the outset.

A key highlight of the property is the significant scope to extend or redevelop, subject to the necessary planning permissions (STPP). The sizeable corner plot provides an excellent opportunity to expand the living space, whether through a larger kitchen-diner, additional reception areas, or further bedrooms. This flexibility allows purchasers to design and create a home tailored entirely to their preferences while also enhancing the property's overall value.

Externally, the house benefits from valuable off-street parking for multiple vehicles behind gates.

ENTRANCE HALL: RECEPTION ROOM: DINING ROOM: KITCHEN: UTILITY ROOM: BREAKFAST ROOM: STUDY: PLANT ROOM: GUEST WC: PRINCIPAL BEDROOM WITH EN SUITE BATHROOM AND DRESSING ROOM: 7 FURTHER BEDROOMS (3 WITH EN SUITES): FAMILY BATHROOM: GARAGE: REAR GARDEN: OFF-STREET PARKING

### MAIN AGENT



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