



**49 The Bishops Avenue, N2**  
London

**£2,995,000**  
**Share of Freehold**

Set on the second floor, within a much sought after private gated development on one of London's most prestigious residential roads, an impressive two-bedroom apartment measuring almost 2,300 Sq. Ft of lateral living space.

Occupying the historic site of Gracie Fields' former 1920s estate, the development is set back from The Bishops Avenue, surrounded by almost 2 acres of mature woodland, and overlooking a beautiful multi-tiered, landscaped communal garden.

The residence offers an abundance of features that you would expect from an address of this calibre, with direct-to-apartment private lift access to an impressive entrance hall, the apartment features two large en-suite bedrooms, both with direct access to secluded private terraces, with the principal bedroom featuring a walk-in dressing room.

An expansive reception/ dining room with two sets of glazed double doors, offers verdant views across the gardens and woodland with high ceilings, coffered lighting and a stately gas fireplace.

The spacious kitchen/ breakfast room features a Boffi kitchen suite with Gaggenau, Miele and Siemens appliances, whilst functional additions include a guest w/c and separate laundry room.

The free-flowing space offers high specification features throughout, including engineered wood flooring, underfloor heating, Crestron system and direct connection to the concierge office and services.

The property comes with the significant benefit of two underground parking spaces, and its own secure basement storage room.

Ebony Court provides residents with an abundance of private amenities including a well-equipped residents gym and heated 20-meter indoor pool with jacuzzi and 24-hour concierge services.

The property is located within half a mile of historic Kenwood House and Hampstead Heath, with Hampstead Golf Club nearby. The neighbouring Hampstead and Highgate remain exceptionally popular for their boutiques, restaurants and pubs. East Finchley Station (Northern Line) is just 0.5 miles away, providing swift access to the City and West End.

FOR ENQUIRIES QUOTE: ML-1247

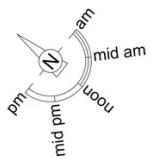






## Ebony Court, N2

Approximate Gross Internal Area = 2278 sq ft / 211.6 sq m

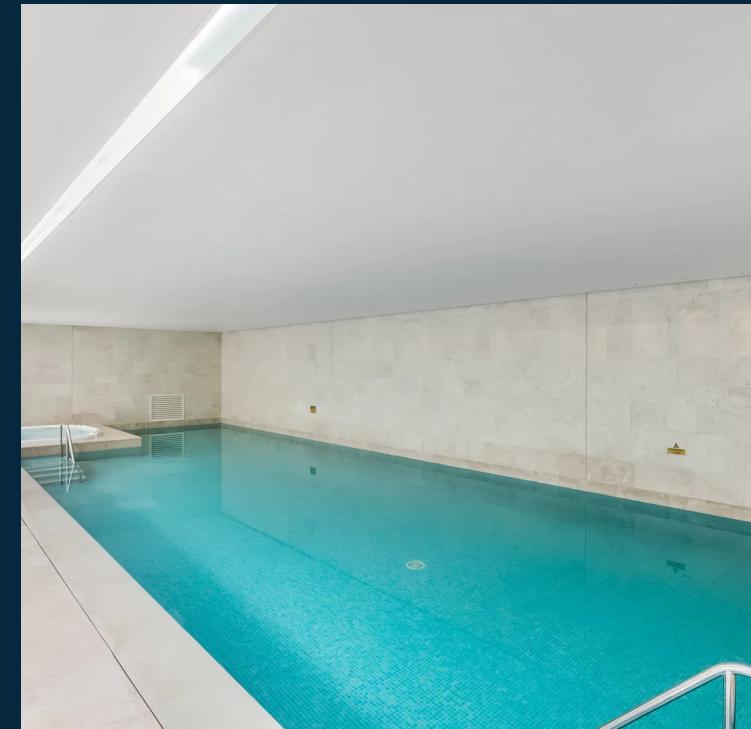


PRIME PERSPECTIVES

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified  
Property  
Measurer



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		