

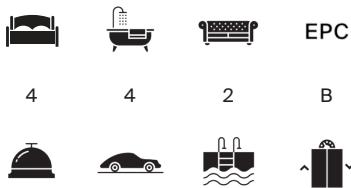


ELIOT HOUSE,
Hampstead Garden Suburbs N2



BEAUTIFULLY PRESENTED APARTMENT

A rare opportunity to live in an exceptional penthouse on one of London's most coveted avenues. Elegantly designed and filled with natural light, it offers a seamless blend of luxury, comfort, and prestige in every detail.



Local Authority: London Borough of Barnet

Council Tax band: H

Furniture: Furnished

Minimum length of tenancy: 12 Months

Deposit amount: £60,000

Available date: 21/11/2025

Price: £10,000 per week



BESPOKE FINISHES AND HIGH-END APPLIANCES

This exceptional penthouse apartment, set within a newly constructed portered development on The Bishops Avenue, presents an unparalleled standard of luxury living. Accessed by a private lift, the home features a magnificent roof garden with a Jacuzzi, creating an extraordinary space for relaxation and entertaining. The expansive reception and dining room flows seamlessly onto a private balcony, offering generous space for hosting, while the beautifully appointed kitchen/breakfast room is fitted with premium appliances and bespoke cabinetry. A separate utility room adds further practicality to this meticulously designed residence.

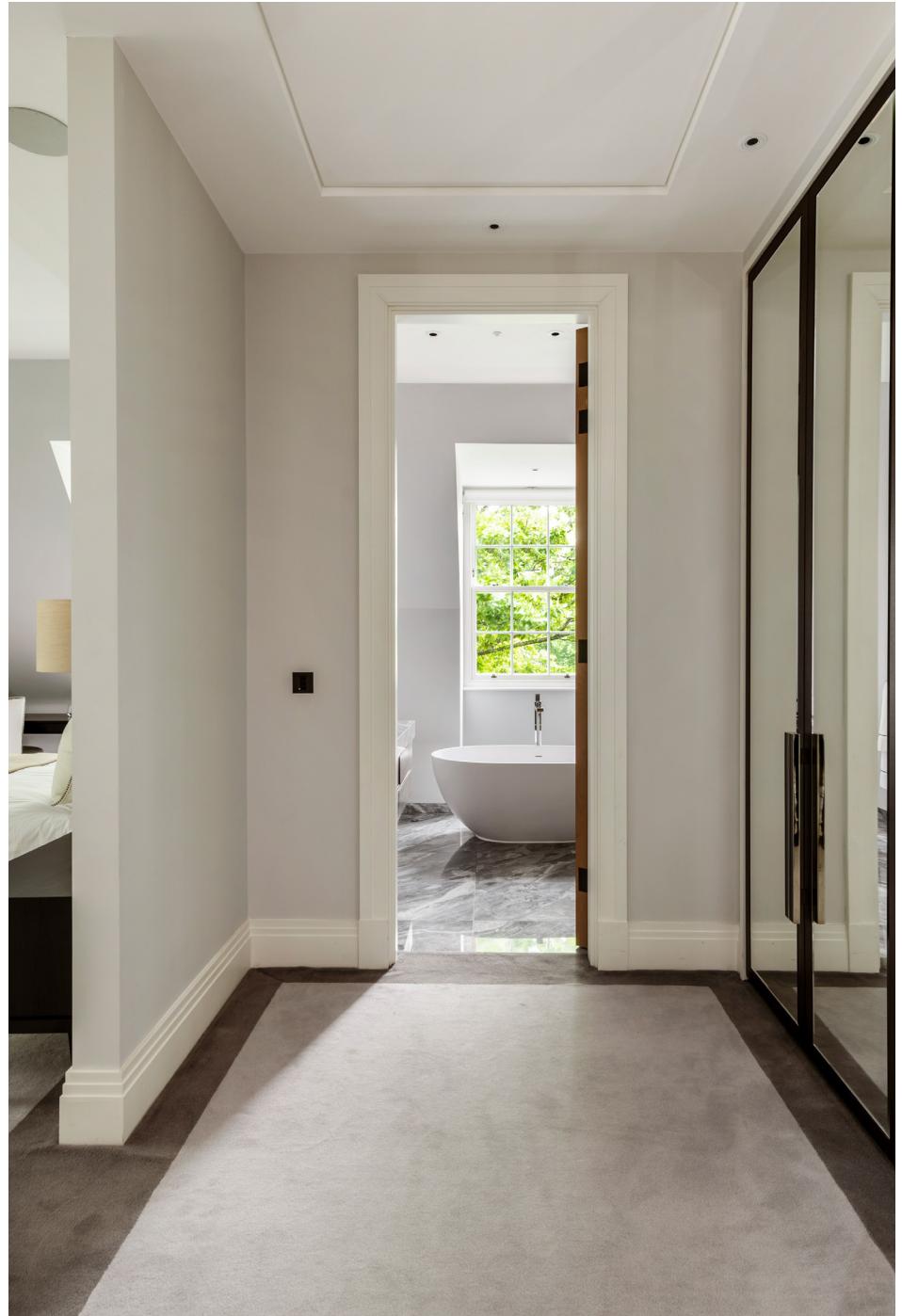






ELEGANT LIVING SPACES DESIGNED FOR COMFORT

The principal bedroom suite is a true sanctuary, boasting dual dressing rooms and a lavish en suite bathroom complete with a rain shower and Aqua Vision TV, ensuring the ultimate in comfort and convenience. Three additional bedrooms, each with their own en suite bathrooms, provide exceptional accommodation for family and guests. Every room has been thoughtfully arranged to maximise light, space and privacy, enhanced by a sophisticated Crestron audio system and underfloor heating throughout. The seamless integration of high-quality materials and refined detailing underscores the apartment's elegant ambience.







EXCEPTIONAL AMENITIES & CONCIERGE

Residents of this prestigious development enjoy an impressive suite of wellness and leisure facilities located on the lower level, including a state-of-the-art gym, indoor swimming pool, sauna and steam rooms. These exclusive amenities create a private retreat that rivals the finest luxury spas. Complementing this exceptional lifestyle offering is a dedicated 12 hour concierge service, night security and two secure parking spaces, ensuring peace of mind and effortless convenience. Altogether, this remarkable penthouse represents a rare opportunity to experience refined living in one of Hampstead's most sought-after locations.





LOCATION

Situated on the prestigious Bishops Avenue, one of London's most exclusive residential streets, the property offers a rare blend of privacy, security and convenience. Hampstead and Highgate villages are both within easy reach, providing an array of boutique shops, artisan cafés, fine dining and cultural attractions. The open green spaces of Hampstead Heath and Kenwood House are close by, offering beautiful walking trails and outdoor leisure opportunities. Excellent transport links and proximity to leading schools further enhance the appeal of this exceptional address.

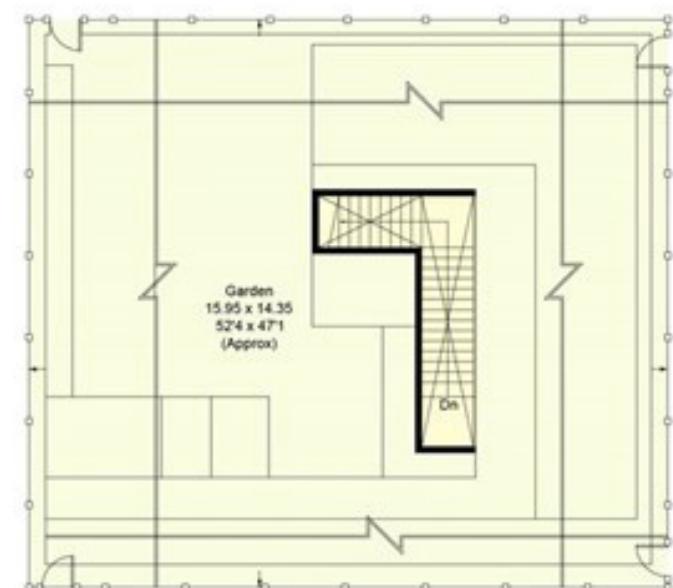






Approximate Gross Internal Area = 507.1 sq m / 5458 sq ft

Reduce load freight factor 1.0x



Third Floor
Approximate Area = 10.7 sq m / 115 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

Robert Lerner

020 7317 7960

robert.lerner@knightfrank.com

Knight Frank Hampstead Lettings

58-62 Heath Street,

London NW3 1EN

Your partners in property

knightfrank.co.uk

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 5. Deposit: All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantsfees. 6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 0224. Photographs and videos dated March 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.