

THE PUSHKIN

A garden facing residence situated on the lower ground floor of the West wing

KITCHEN/ BREAKFAST ROOM
Poggenpohl high gloss white units with teak feature wall
Crema Clara worktops & breakfast bar
1200 x 600 polished porcelain tiled floor
Two Miele multifunction ovens with warming drawer
Five ring Gaggenau gas hob & re-circulating chimney
Gaggenau teppanyaki
Miele microwave oven & coffee machine
Two Miele dishwashers
Gaggenau American style fridge freezer
Siemens glass fronted wine fridge
Two Franke Kubus sink units, with Dornbracht taps & InsinkErator

UTILITY ROOM
Poggenpohl units
Franke utility sink & taps
Integrated Miele washing machine & tumble dryer

RECEPTION AREAS & DINING ROOM
Stone fireplace with remote control gas fire
American walnut doors with antiqued bronze door furniture
Coffered ceiling with halo lighting & recessed ceiling light fittings
Two sets of double doors from reception room leading to private terrace

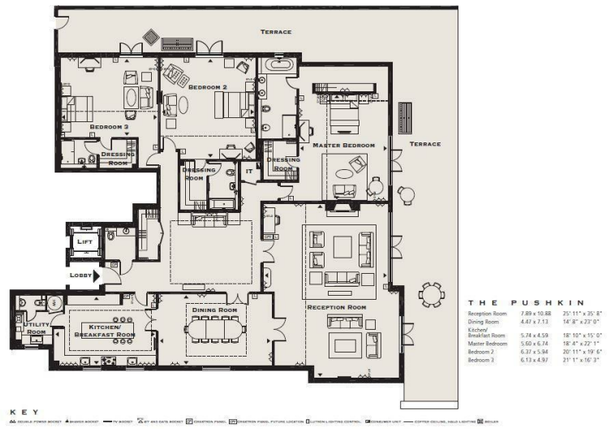
MASTER ENSUITE
Fully clad natural stone floors & walls with inset shelving & heated mirrors
Villeroy & Boch sanitary ware
Dornbracht MEM polished chrome brassware
Oberon bath with natural stone surround
Walk in Matki shower enclosure
Bespoke stone topped walnut vanity units with two inset loop washbasins
Wall mounted soft close Aveo WC & bidet
Viking stainless steel ladder towel rail

ENSUITE TWO
Fully clad natural stone floors & walls with inset heated mirror
Villeroy & Boch sanitary ware
Dornbracht MEM polished chrome brassware
Squaro bath
Wall mounted Sentique washbasin
Wall mounted soft close Aveo WC
Viking stainless steel ladder towel rail

ENSUITE THREE
Fully clad natural stone floors & walls with inset heated mirror
Villeroy & Boch sanitary ware
Dornbracht MEM polished chrome brassware
Wall mounted Sentique washbasin
Matki shower enclosure
Wall mounted soft close Aveo WC
Viking stainless steel ladder towel rail

CLOAK ROOM
Natural stone clad floors & walls with inset mirror
Villeroy & Boch sanitary ware
Bespoke stone topped walnut vanity unit with inset loop washbasin
Dornbracht MEM polished chrome brassware
Wall mounted soft close Aveo WC

CLOAK ROOM TWO
1200 x 600 polished porcelain tiled floor
Villeroy & Boch sanitary ware
Subway wall mounted washbasin
Subway wall mounted WC
Dornbracht MEM polished chrome brassware



THE PUSHKIN

Reception Room	7.89 x 10.88	25' 11" x 35' 8"
Dining Room	4.41 x 7.11	14' 5" x 23' 0"
Kitchen/ Breakfast Room	5.74 x 4.59	18' 10" x 15' 0"
Master Bedroom	5.60 x 6.74	18' 4" x 22' 1"
Bedroom 2	6.37 x 5.94	20' 11" x 19' 6"
Bedroom 3	6.13 x 4.97	21' 1" x 16' 3"

KEY



44 The Bishops Avenue, N2

A spectacular lateral garden apartment in a prestigious development on The Bishops Avenue with 4,100 sq ft of interior designed accommodation leading to a large dual aspect terrace.

This luxurious apartment isfully air conditioned and fitted with state of the art technology including an integrated Crestron control system and home cinema.

Offering larger than average rooms, this London apartment for sale features a 35" reception room, 23ft dining room, fully equipped kitchen/diner and separate utility room, master bedroom suite with dressing room and large bathroom, 2 further full suites and a large reception hallway.

There is a secure direct lift access from the spacious communal reception area which includes onsite 24 hour hotel-style concierge service and security and a leisure suite including a large black slate swimming pool, sauna and gymnasium.From the terrace is direct access to substantial landscaped gardens.

There is underground parking and a substantial dedicated storage room.

STUNNING 3 BEDROOM GARDEN APARTMENT; KITCHEN/BREAKFAST ROOM; LARGE RECEPTION; DINING ROOM; UTILITY ROOM; MASTER BEDROOM WITH DRESSING ROOM AND ENSUITE; 2 FURTHER BEDROOMS ENSUITE; GENEROUSLY SIZED ENTRANCE HALL; DOUBLE ASPECT TERRACE LEADING TO LANDSCAPED COMMUNAL GARDENS; 24 HOUR HOTEL-STYLE CONCIERGE; SWIMMING POOL AND LEISURE; RESIDENT'S GYM; UNDERGROUND PARKING AND STORAGE.

JOINT SOLE AGENT

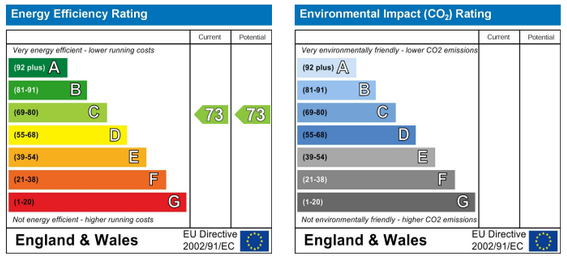
£5,000

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
73
England & Wales
EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
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E End Rd
MUSWELL HI
Fallodon Wy
Aylmer Rd
Highgate Woo
HAMPSTEAD
GARDEN SUBURB
Archway Rd
Hampstead Ln
Golders Hill Park Zoo
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