

THE COLLECTION

THE BISHOPS AVENUE, HAMPSTEAD, LONDON, N2

ILKLEY HOUSE

REDCROFT

THE COLLECTION

THE GEORGIANS

WHITE LODGE

INTRODUCTION

The Collection offers a unique opportunity to acquire four freehold sites in one of Central London's best known and exclusive residential locations.

Three of the sites sit along the eastern side of the most sought after part of The Bishops Avenue and the fourth is in an exclusive Cul-de-sac behind.

The four sites have individual planning consent for separate mansions, all with large imposing frontages, private driveways and gardens.



LOCATION





PLANNING

Planning consent was granted for the four mansions in April 2014 by the London Borough of Barnet. Full details are available on request.

The outline specification for the mansions are listed below:

SPECIFICATION

- Large carriage driveways with double garages
- Triple height galleried entrance halls with a lift serving all floors
- Master bedroom suites with separate "his & hers" dressing rooms and en-suite bathrooms
- 6 further bedrooms with en-suite bathrooms
- Indoor swimming pools, spas, gym, steam rooms, saunas & changing rooms
- Cinema and games rooms
- Mixture of ground floor formal entertaining and family living space
- Private studies
- Separate staff accommodation
- Landscaped gardens

ILKLEY HOUSE



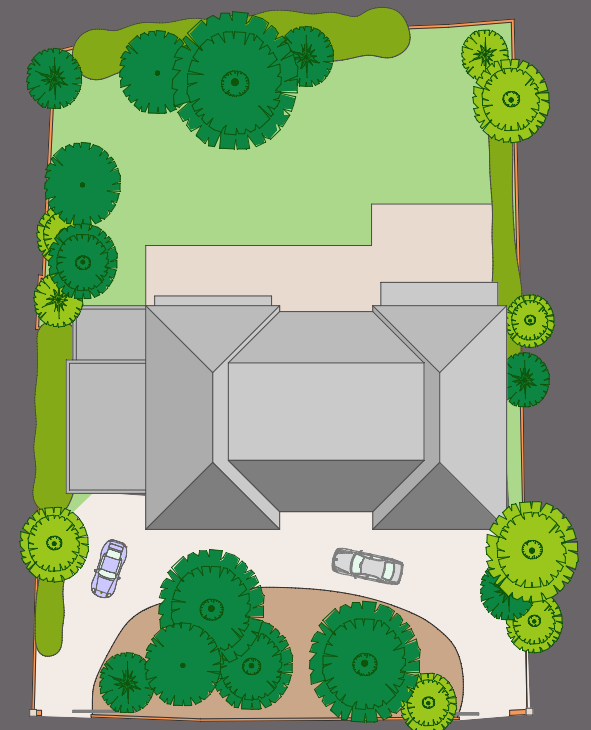
Ilkley House, 51 The Bishops Avenue, N2 will provide an imposing double fronted detached house with a carriage driveway that extends to 15,198 sq ft and is set in 0.44 acre.

The ground floor will provide a grand entrance hall with a lift to all floors. There are also 4 large reception rooms and a luxurious kitchen/family room opening out on to the garden together with a double garage.

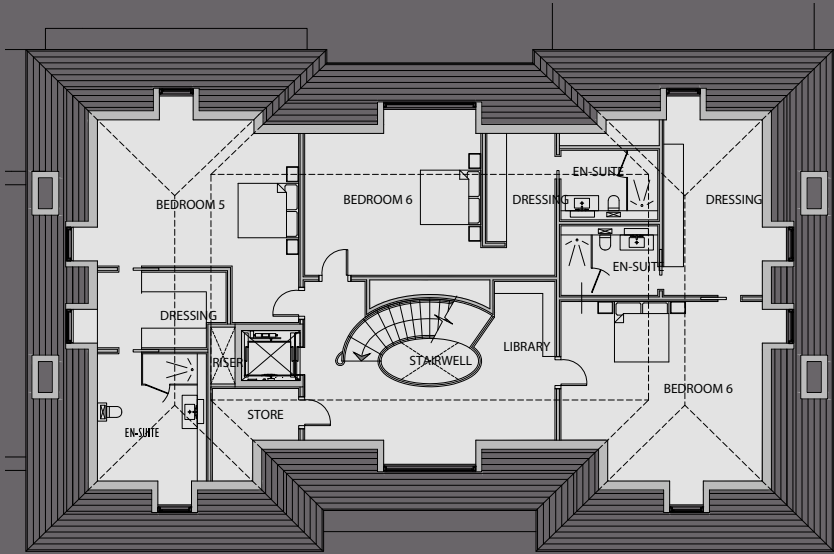
The lower ground floor will feature a full leisure facility featuring a 15m indoor swimming pool and spa, a cinema room, games room, gym sauna, changing room and two guest WC's. Additionally there is a staff or guest room and a laundry/utility room.

The first floor will have an impressive master suite and 3 further bedrooms each with an en-suite dressing area and bathroom.

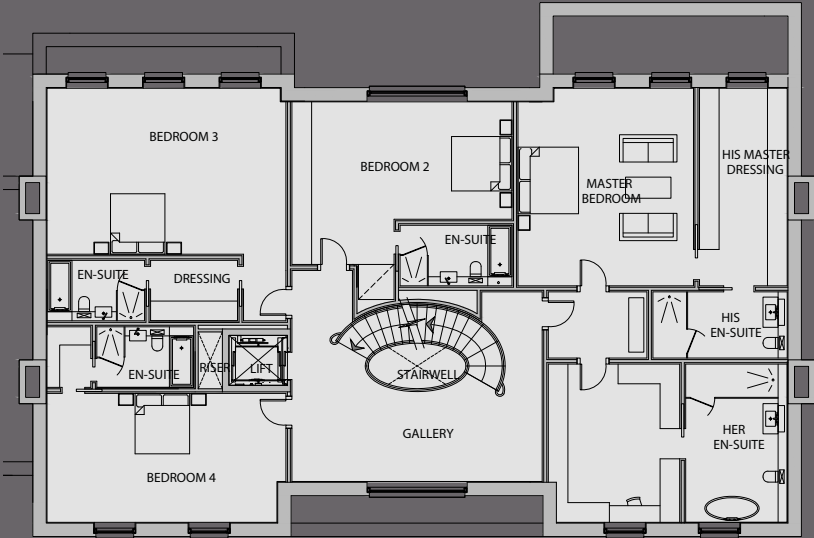
The second floor provides three further bedrooms, each with an en-suite bathroom.



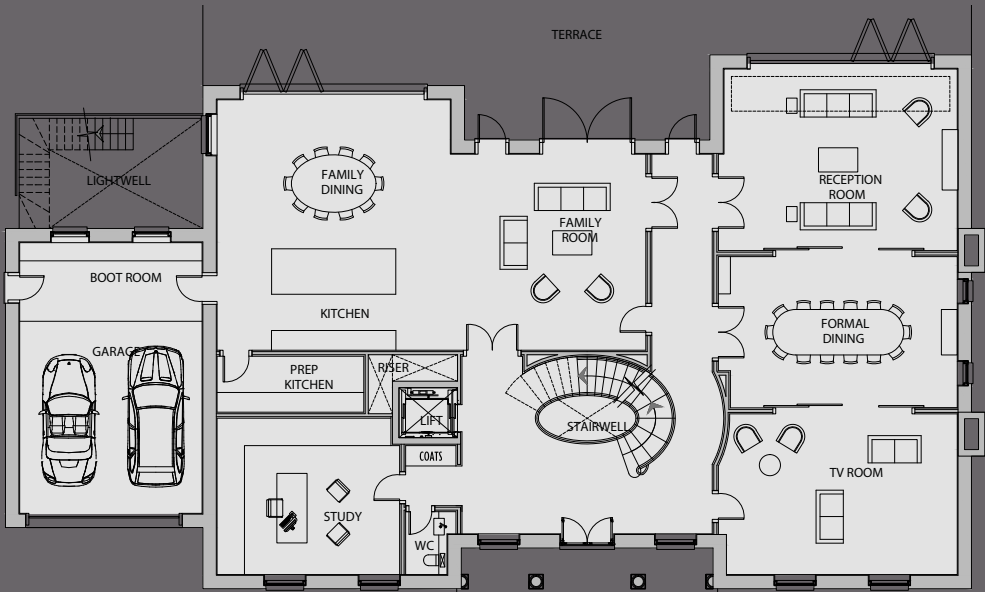
Consented scheme plans - Total 1,412 Sq M 15,198 Sq Ft



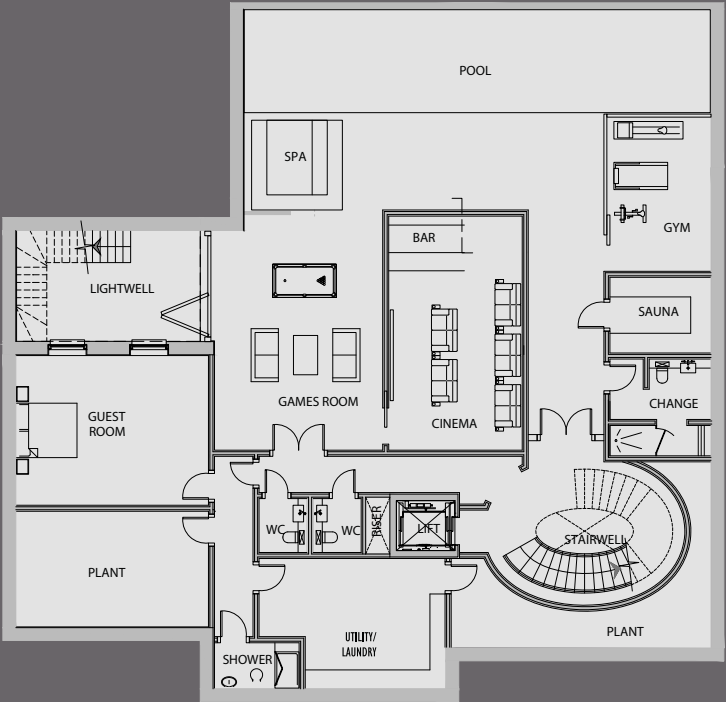
Second Floor 248 Sq M 2,669 Sq Ft



First Floor 335 Sq M 3,606 Sq Ft



Ground Floor 422 Sq M 4,542 Sq Ft



Basement 407 Sq M 4,381 Sq Ft

ILKLEY HOUSE

REDCROFT



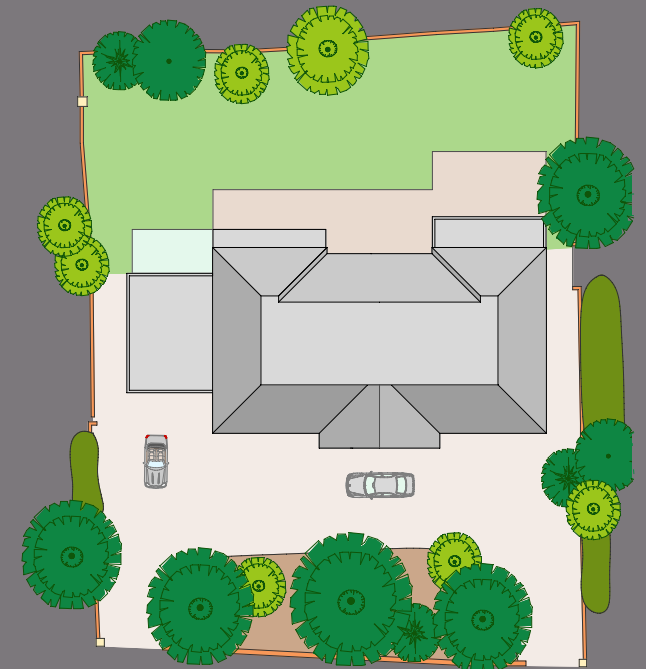
Redcroft, 49 The Bishops Avenue, N2 provides the largest of the 4 houses with permission to build 17,567 sq ft.

The ground floor accommodation provides a grand entrance hall, 4 reception rooms and a large kitchen/ breakfast room opening out on to the rear garden. There is also a double garage to this level. There is a lift to all four floors.

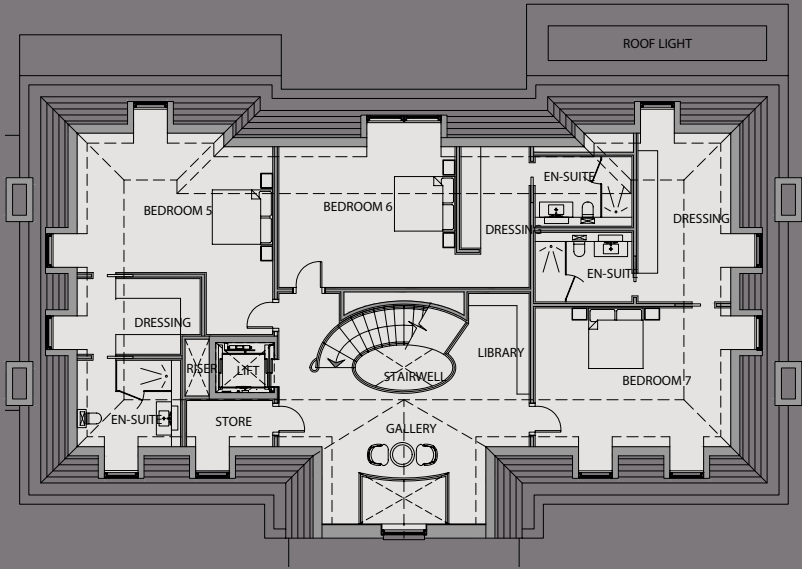
The lower ground floor provides exceptional leisure facilities including a large 16.5m indoor swimming pool with a spa, sauna and steam room. There is also a large cinema room, gym, changing rooms, utility/ laundry and a guest/ staff bedroom with shower.

The first floor will have a grand master suite, 3 further bedrooms each with an en-suite bathroom and dressing room.

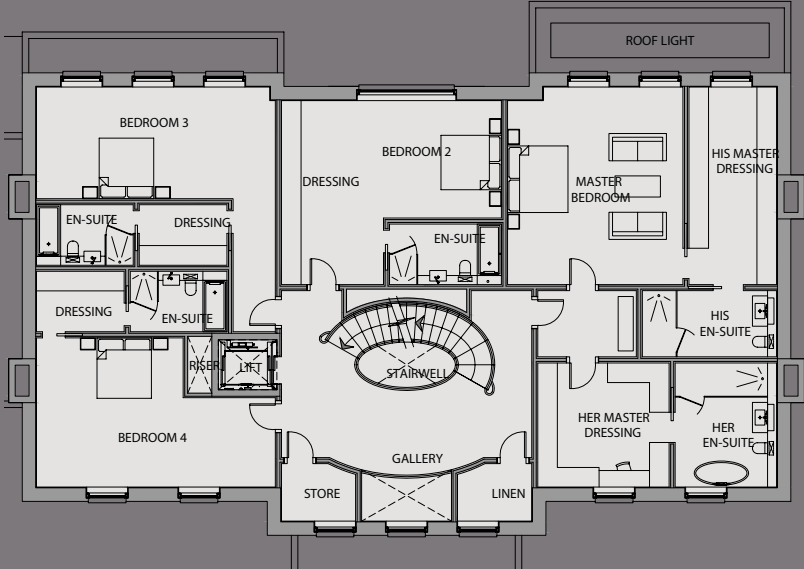
The second floor provides 3 further bedrooms, each with an en suite bathroom.



Consented scheme plans - Total 1,632 Sq M 17,567 Sq Ft



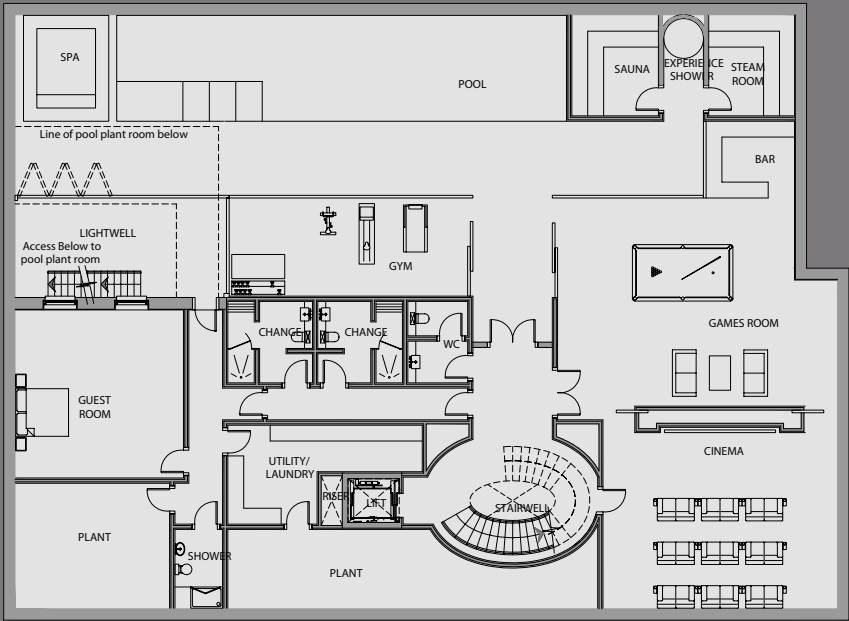
Second Floor 244 Sq M 2,626 Sq Ft



First Floor 330 Sq M 3,552 Sq Ft



Ground Floor 412 Sq M 4,435 Sq Ft



Basement 646 Sq M 6,954 Sq Ft

THE GEORGIANS



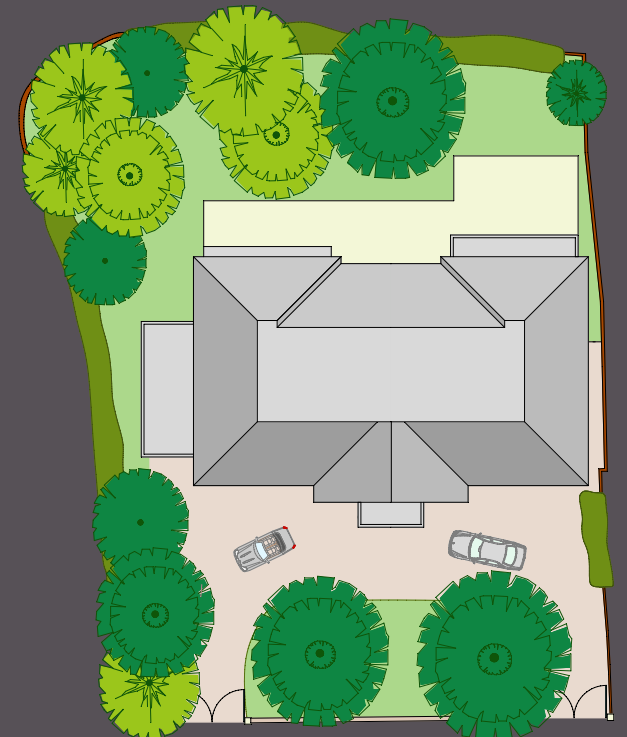
The Georgians, 47 The Bishops Avenue, N2 will provide an imposing double fronted detached house with a carriage driveway that extends to 14,886 sq ft.

The ground floor accommodation provides a grand entrance hall, 4 reception rooms and a large kitchen/ breakfast room opening out on to the rear garden. There is also a single garage to this level. There is a lift to all four floors.

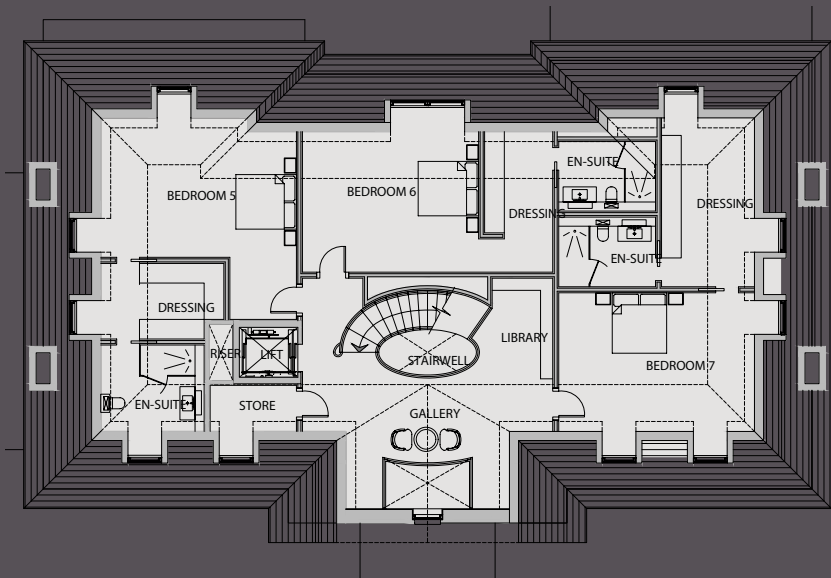
The lower ground floor provides exceptional leisure facilities including a large 13.5m indoor swimming pool with a spa, sauna and steam room. There is also a large cinema room, gym, changing rooms, utility/ laundry and a guest/ staff bedroom with shower.

The first floor will have a grand master suite, 3 further bedrooms each with an en-suite bathroom and dressing room.

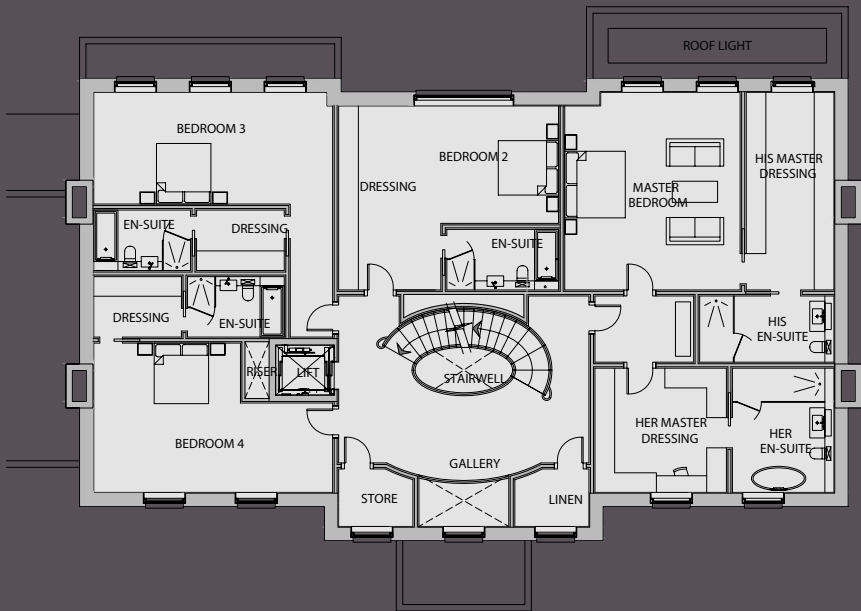
The second floor provides 3 further bedrooms, each with an en suite bathroom.



Consented scheme plans - Total 1,383 Sq M 14,886 Sq Ft



Second Floor 244 Sq M 2,626 Sq Ft



First Floor 329 Sq M 3,541 Sq Ft



Ground Floor 391 Sq M 4,209 Sq Ft



Basement 419 Sq M 4,510 Sq Ft

THE GEORGIANS

6 WHITE LODGE CLOSE



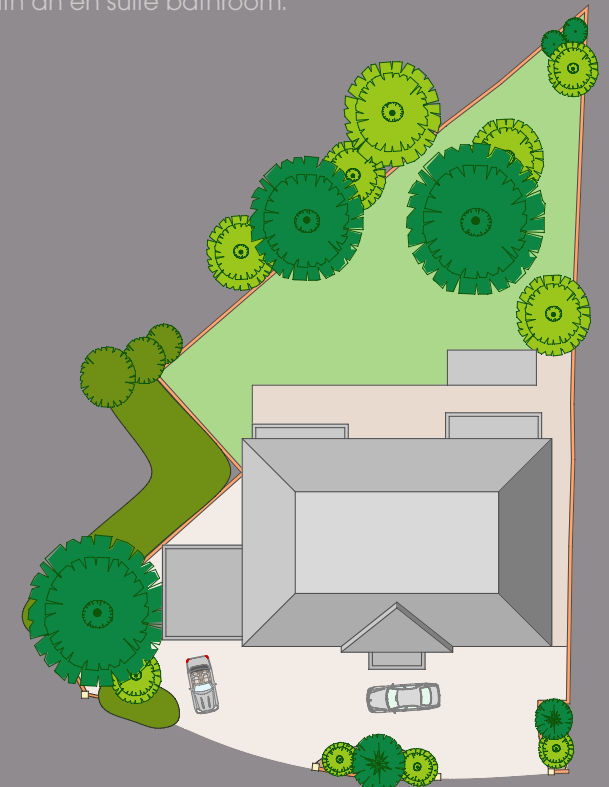
6 White Lodge Close, off The Bishops Avenue, N2 has planning permission for a an equally impressive house of 12,625 sq ft.

The ground floor accommodation provides a grand entrance hall, 4 reception rooms and a large kitchen/ breakfast room opening out on to the rear garden. There is also a double garage to this level. There is a lift to all four floors.

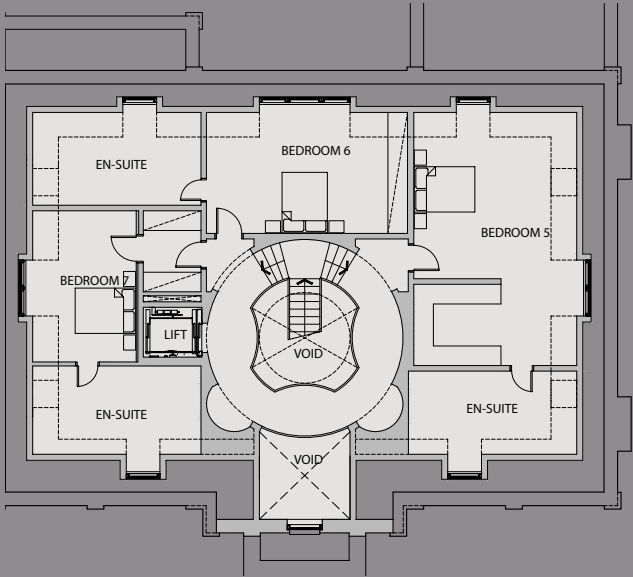
The lower ground floor provides exceptional leisure facilities including a large 11.5m indoor swimming pool with a spa, sauna and steam room. There is also a large cinema room, gym, changing rooms, utility/ laundry and a guest/ staff bedroom with shower.

The first floor will have a grand master suite, 3 further bedrooms each with an en-suite bathroom and dressing room.

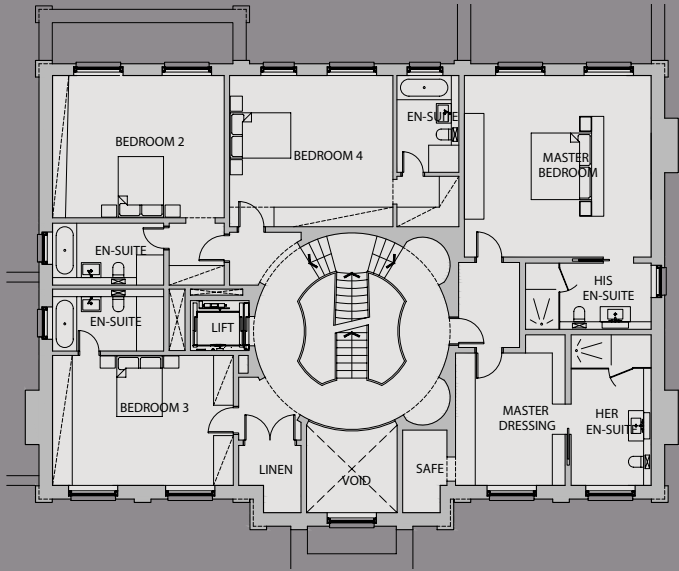
The second floor provides 3 further bedrooms, each with an en suite bathroom.



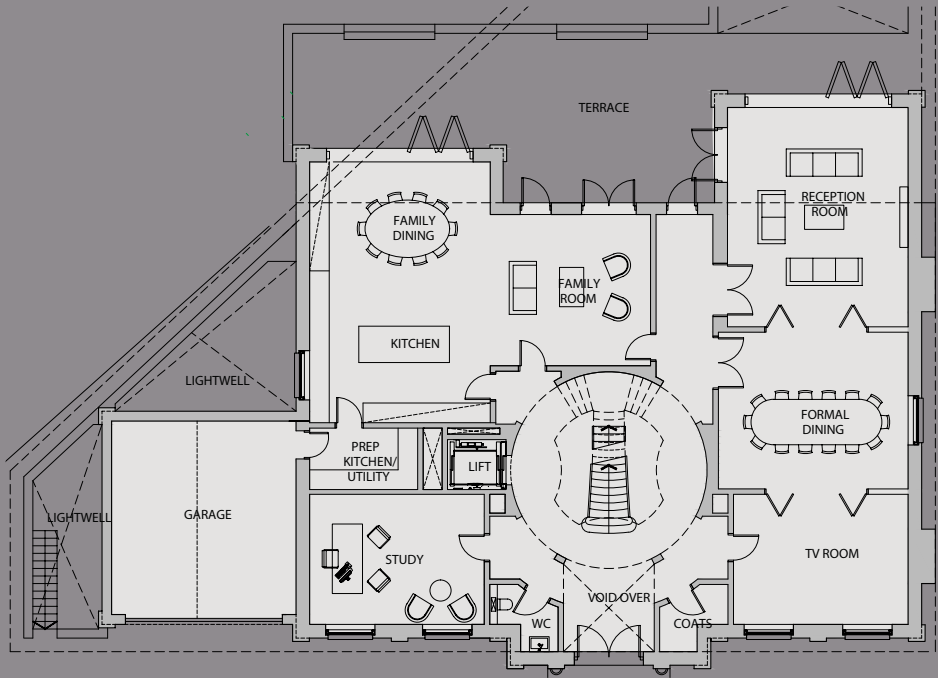
Consented scheme plans - Total 1,173 Sq M 12,625 Sq Ft



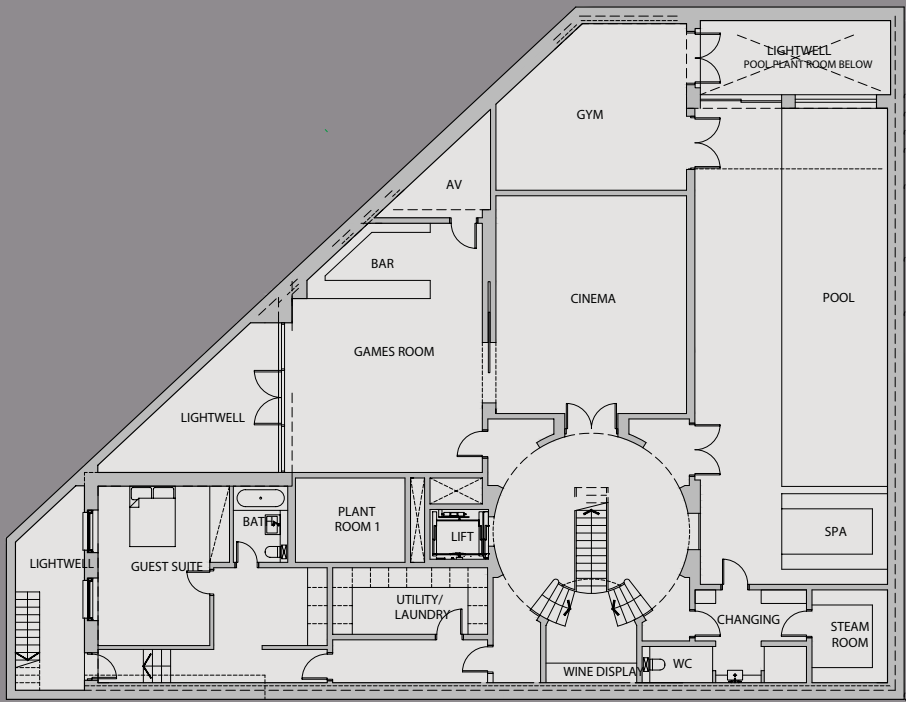
Second Floor 193 Sq M 2,077 Sq Ft



First Floor 253 Sq M 2,723 Sq Ft



Ground Floor 318 Sq M 3,423 Sq Ft



Basement 409 Sq M 4,402 Sq Ft

6 WHITE LODGE CLOSE



TERMS

The properties are available as a complete portfolio or individually.

TENURE

The properties are offered freehold with full vacant possession.

PRICE

Upon application.

VIEWINGS & FURTHER INFORMATION

All viewings are by appointment through the joint sole selling agent:



Grant Alexson
020 7317 7950
grant.alexson@knightfrank.com

Daniel Ward
020 7861 5432
daniel.ward@knightfrank.com



Marc Davis
020 7486 6699
marcdavis@summitpa.com

Mark Cohen
020 7486 6676
markcohen@summitpa.com

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