
38

THE
BISHOPS
AVENUE



38



A SUPERIOR DETACHED FREEHOLD MANSION SET BEHIND A WIDE SWEEPING DRIVEWAY AND LOCATED BEHIND SECURITY GATES, OCCUPYING A PROMINENT ONE ACRE PLOT ON THE BISHOPS AVENUE, ONE OF THE MOST COVETED ADDRESSES IN LONDON.

The extensive and elegant accommodation extends to over 24,631 sq. ft. (2,288 sq.m) with a separate garage of 675 sq. ft. (62.7 sqm), including a spectacular leisure complex and is complimented by a South West garden. The house enjoys a grand sweep driveway and is double fronted. The elegant façade includes Portland stone and brickwork with grand stone columns supporting the portico and front entrance.

There are at least 6 grand reception rooms and 7 principle bedroom suites with separate staff accommodation. Whilst the property is complete, the reception areas and bedrooms are ready to accept the incoming purchasers' decor scheme. This is a relatively simple process when set against the redevelopment of this property, which has consumed many years in the gestation period.

No other property of this scale and with these facilities, is available on the market today in this area and therefore, it has no peers.

The planning hurdles for the redevelopment of luxury mansions, in the Kenwood area, have become more draconian over time and therefore, the opportunity to buy this property is even more rare today, than hitherto has been the case.





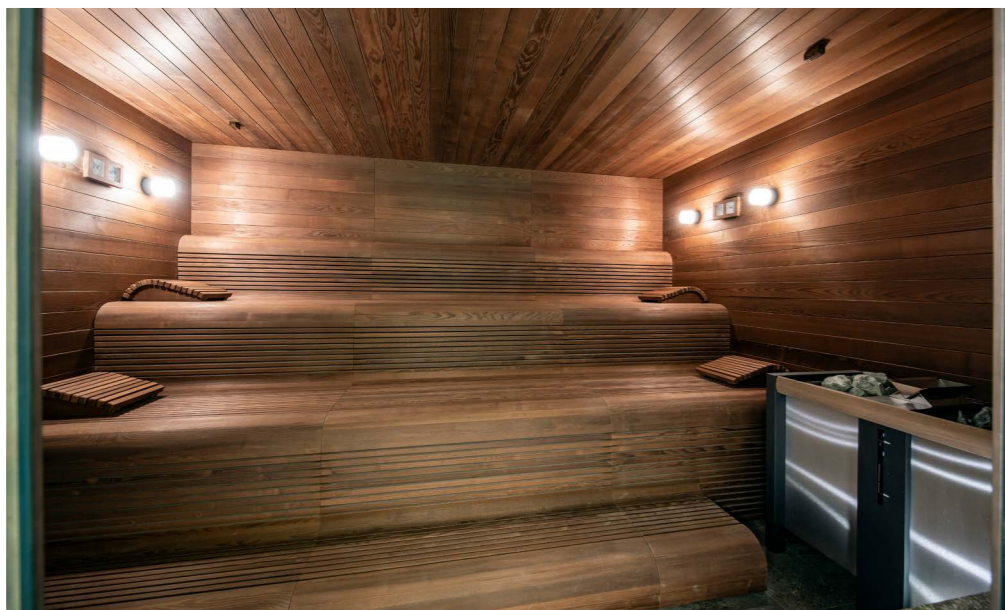
ACCOMMODATION

Majestic Entrance Hall
Reception Hall
Drawing Room
Sitting Room
Family Room
Dining room
Kitchen/Breakfast Room
7 Principal Bedrooms (5 Ensuite with Bathrooms)
Boudoir
Study
Catering Kitchen
Utility Room
Three Staff Bedrooms With Ensuite Showers
Staff Kitchen
Three Cloakrooms

AMENITIES

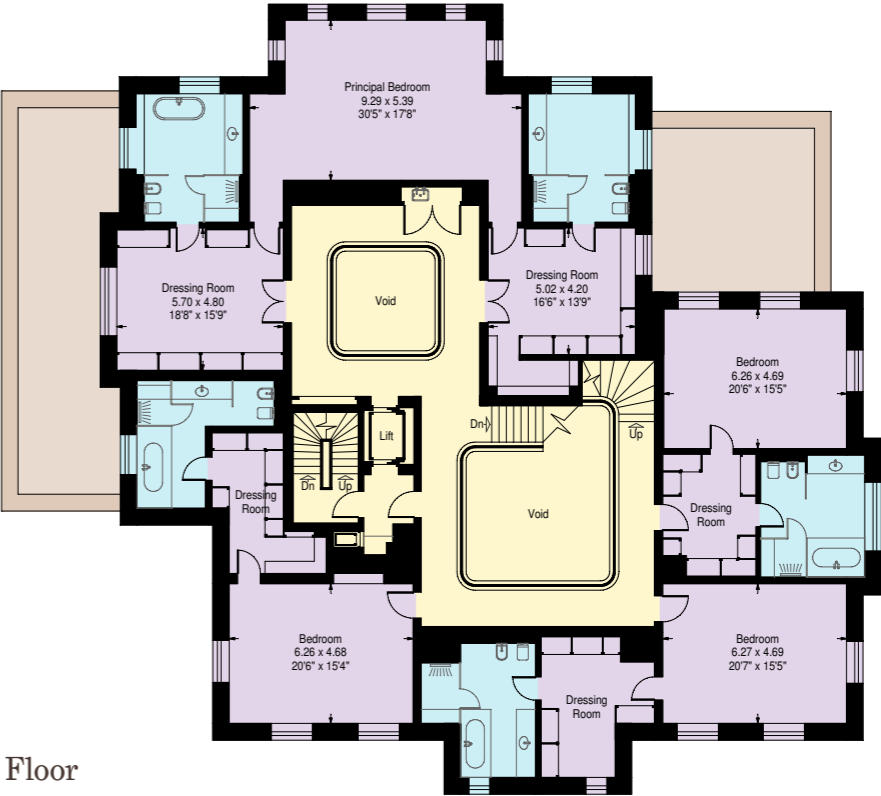
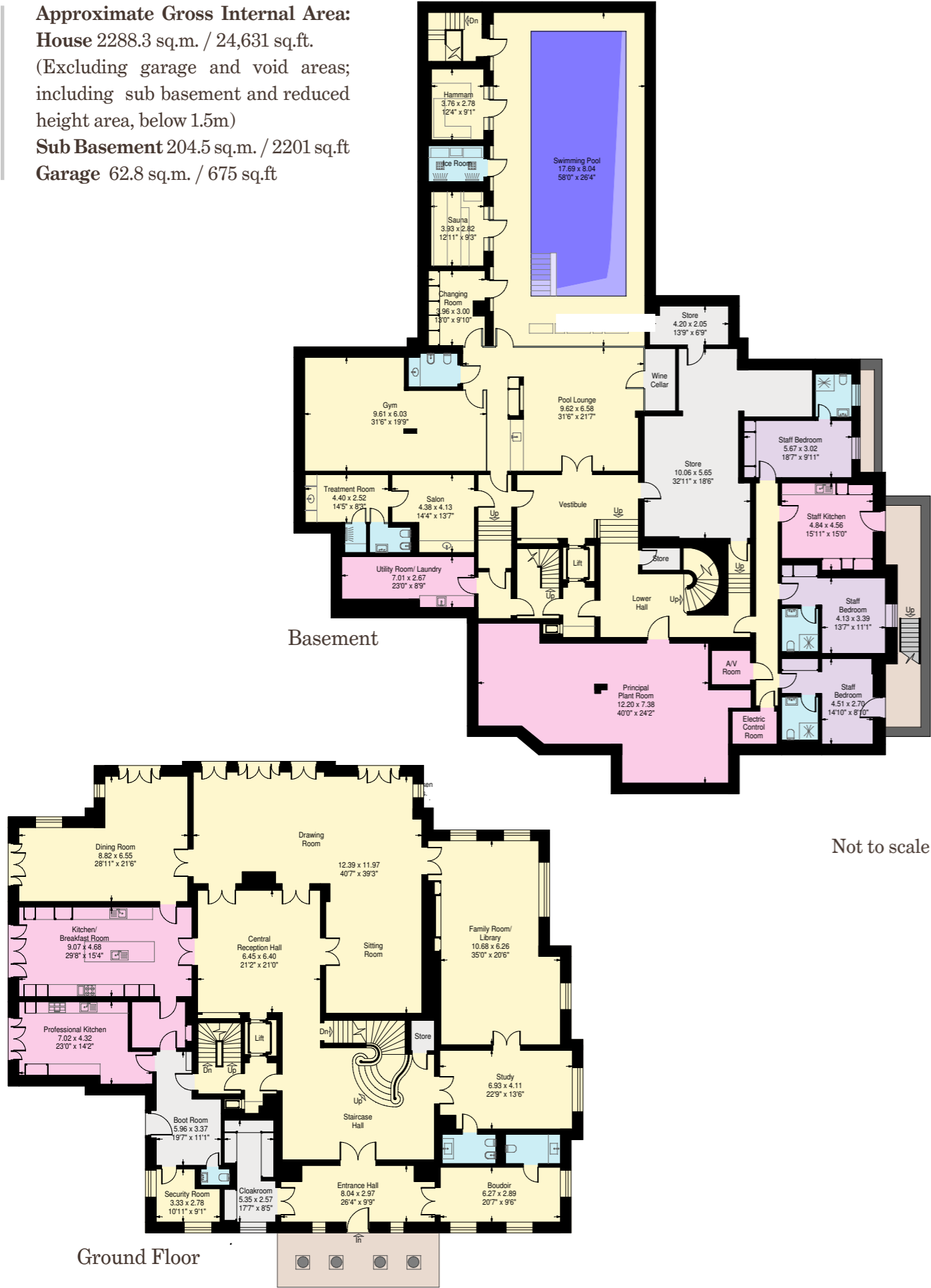
Separate Garage for multiple cars
Boot Room
Security Room
Swimming Pool
Hammam
Ice Room
Sauna
Changing Room
Pool Lounge
Gym
Treatment Room
Hair Salon
Lift to all floors



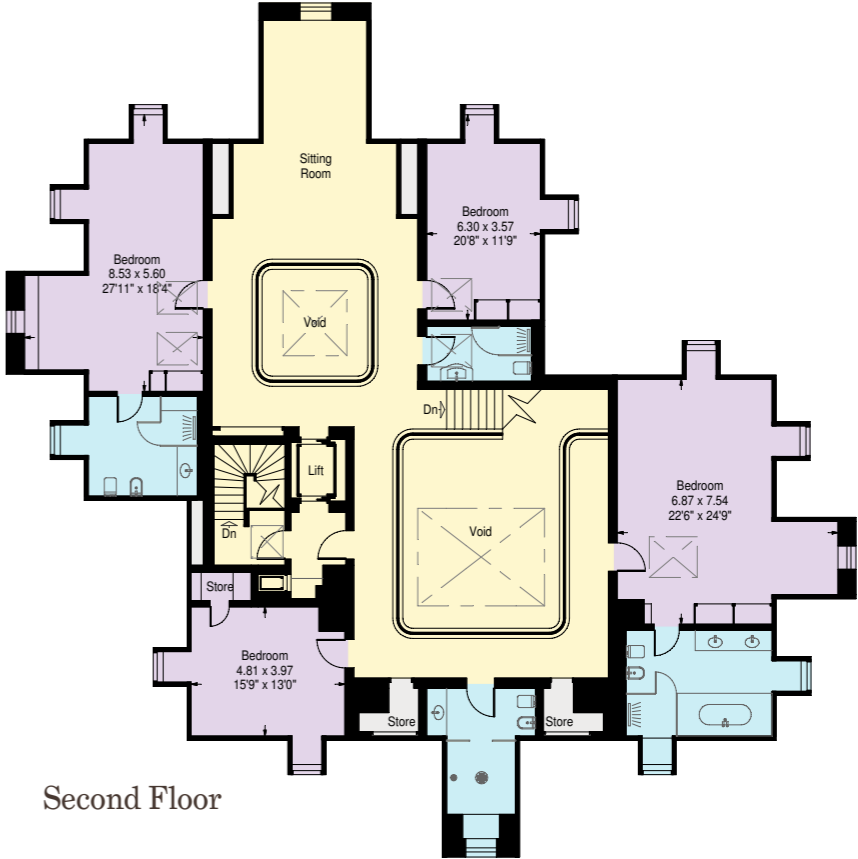


FLOORPLAN

Approximate Gross Internal Area:
House 2288.3 sq.m. / 24,631 sq.ft.
(Excluding garage and void areas;
including sub basement and reduced
height area, below 1.5m)
Sub Basement 204.5 sq.m. / 2201 sq.ft
Garage 62.8 sq.m. / 675 sq.ft



First Floor

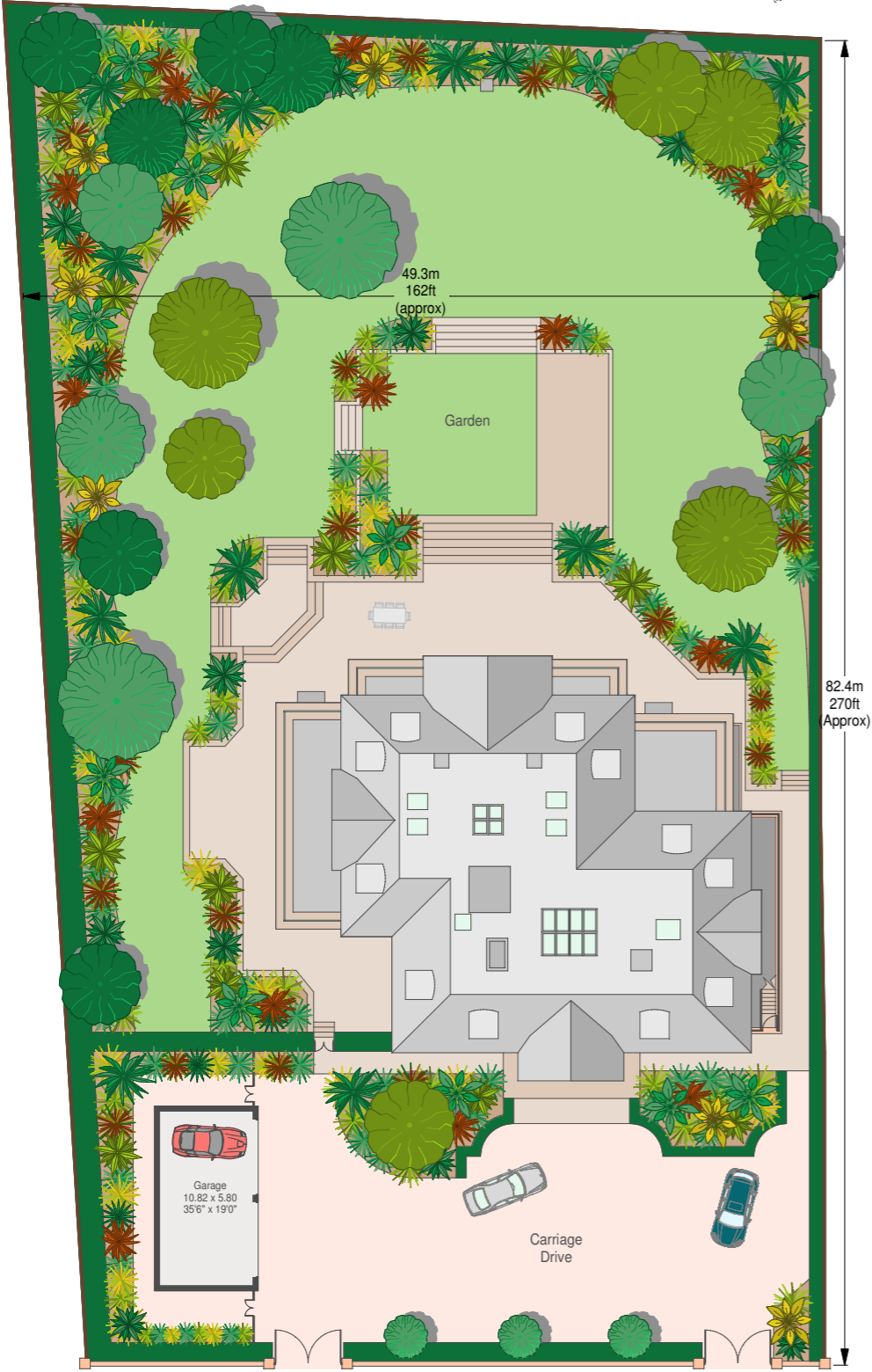


Second Floor

Not to scale

SITE PLAN

Approximate Site Area 1 Acre (0.4 hectares)





Joint Sole Agents:



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Price on application • Tenure Freehold
Viewing • By appointment only

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