



Photographs depict Show Home interiors at 49 The Bishops Avenue

## SPECIFICATION

### INTERNAL

- Walnut flooring, skirtings and architraves
- Over-size bespoke walnut veneer doors with bronze door furniture
- Bespoke fully-fitted wardrobes to dressing rooms
- Dropped coffered ceilings to reception rooms
- Feature remote-controlled gas fires to main reception

### KITCHENS & UTILITY

- Boffi kitchen units finished in Macassar ebony veneer with Kashmir white stone work sur faces and glass splash-backs
- Gaggenau appliances including 2 x ovens, microwave, wine-cooler and gas hob
- Separate utility rooms with Miele washer and tumble dryer
- Sub Zero fridge freezer

### BATHROOMS

- Master bathrooms finished in Verde Pastello/ Bianco Neve marble
- Twin wash basins and marble topped vanity unit with demisting mirror
- Walk-in shower and free-standing or double ended bath
- Dornbracht shower head and taps

- Secondary bathrooms finished in limestone with Dornbracht taps and shower fittings

### SECURITY

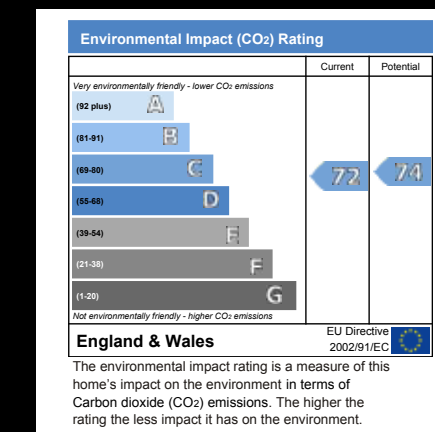
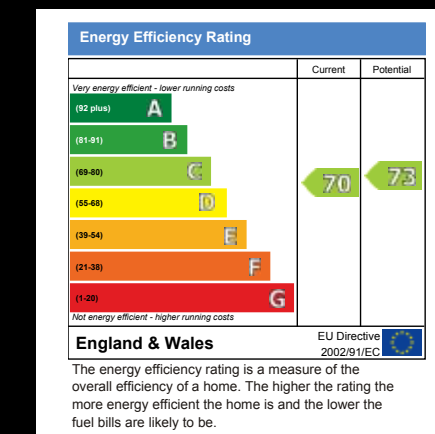
- Direct lift access to apartments
- 24 hour on-site security personnel
- Individual apartment intruder alarms
- Site-wide CCTV security cameras
- Electronically controlled entry gates

### MECHANICAL & ELECTRICAL

- Under-floor heating throughout
- Air-cooling throughout (except bathrooms)
- Mood lighting system
- Crestron centrally controlled audio/visual system with Bowers & Wilkins speakers
- Fitted 42" plasma screens to master bed rooms and some family rooms
- Fitted LCD TV screens to kitchen and master bathrooms
- Category 5 wiring to all principal rooms and bedrooms

999 Year Lease with Share of Freehold  
NHBC Warranty

## ENERGY PERFORMANCE



[www.49thebishopsavenue.com](http://www.49thebishopsavenue.com)

Sales Office  
020 8731 7484



Selling Agent  
Residential Development  
020 7173 4999  
Hampstead Sales  
020 7431 8686

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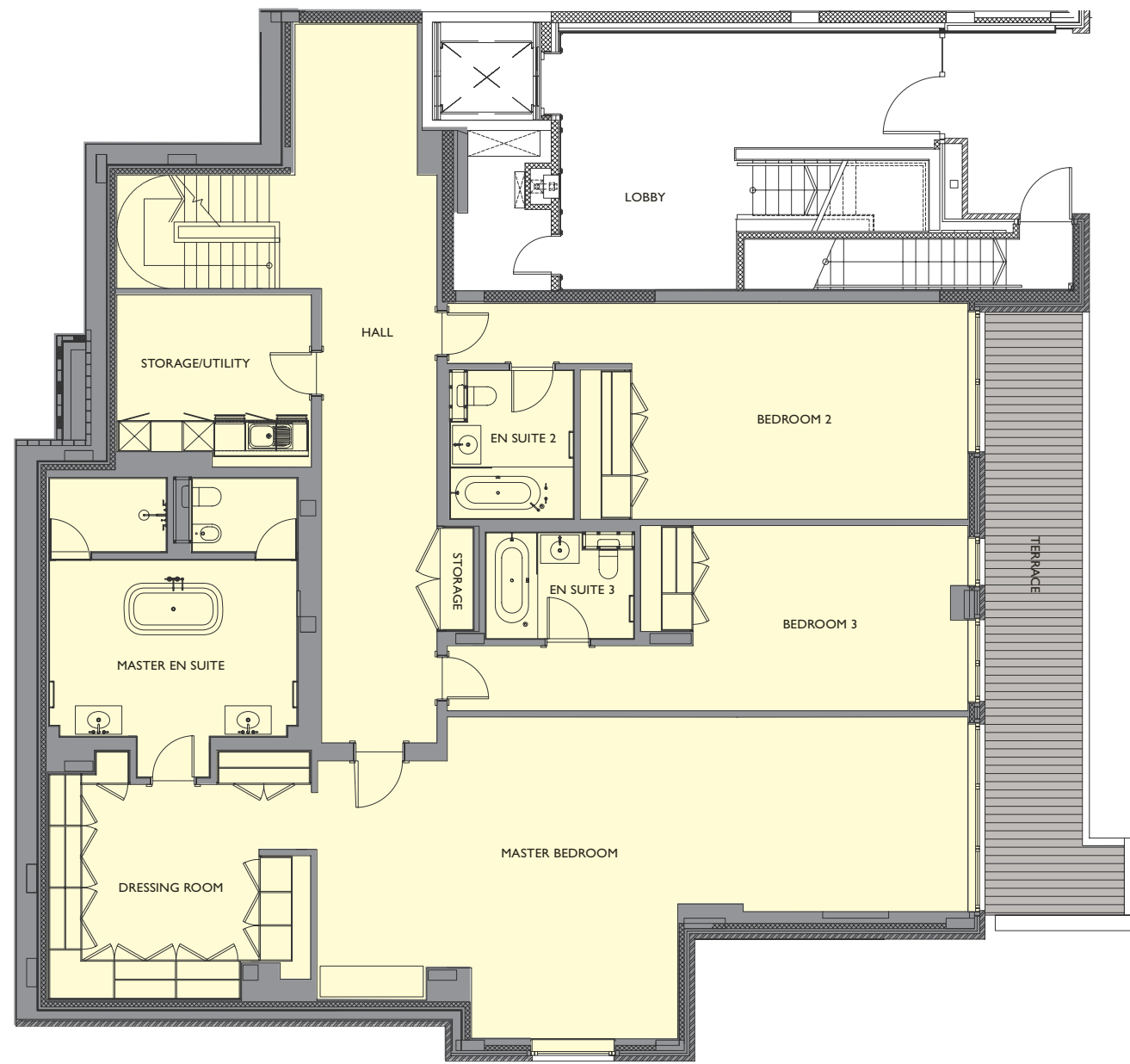
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49  
THE  
BISHOPS  
AVENUE  
LONDON

ONE  
MAPLE COURT

4 BEDROOM APARTMENT WITH EXTENSIVE TERRACING,  
PRIVATE GARDEN, TWO UNDERGROUND PARKING SPACES  
AND ADDITIONAL, SECURE STORAGE.

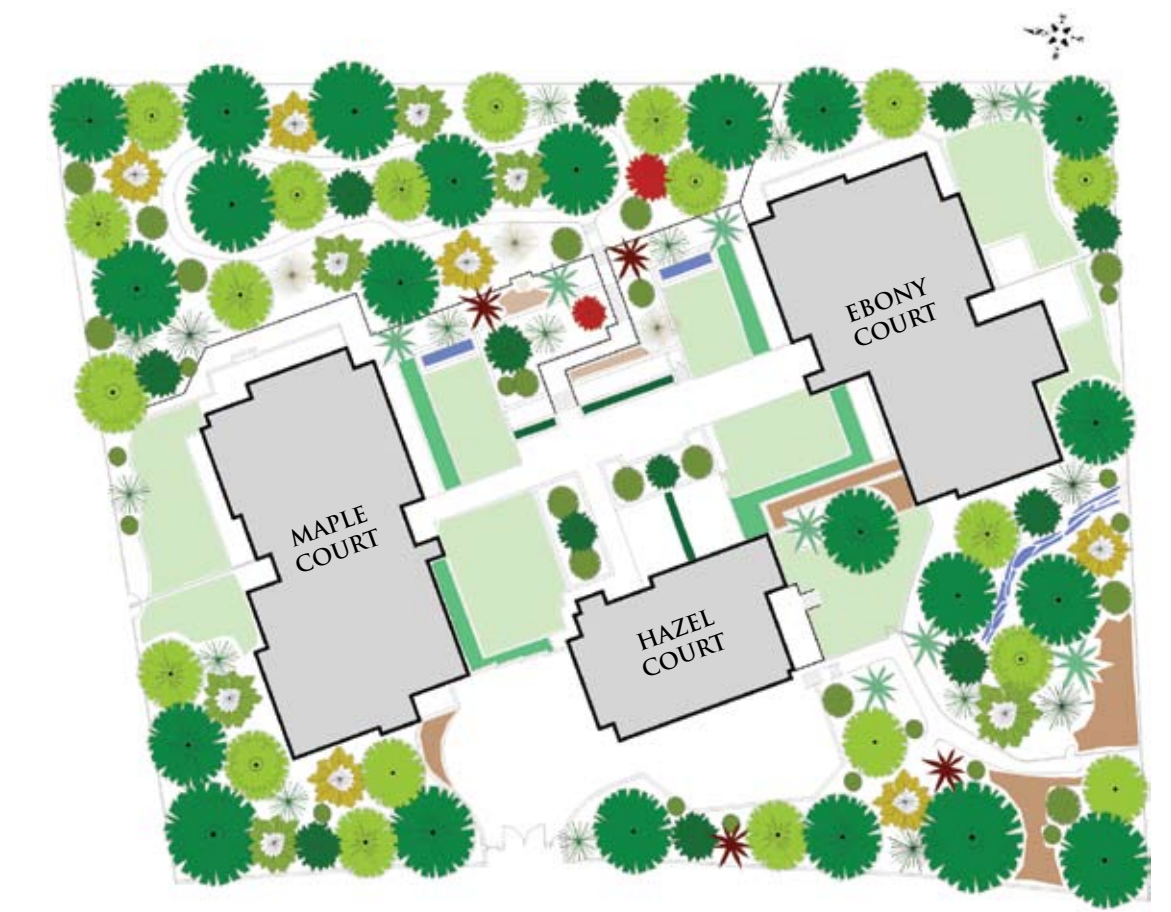
**GROUND FLOOR**



**1ST FLOOR**

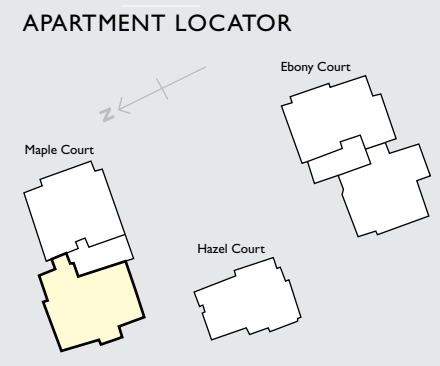
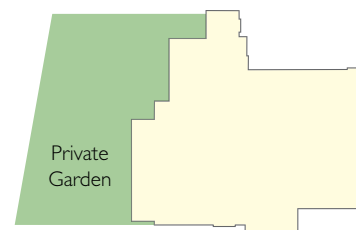


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The furniture and images portrayed in this brochure do not relate to this flat

**TOTAL FLOOR AREA**  
505.023m<sup>2</sup> (5436 sq.ft)



**DIMENSIONS**

<b>RECEPTION ROOM</b> 11.9 x 8.10m (39' 0" x 26' 4")	<b>UTILITY</b> 3.84 x 3.28m (12' 6" x 10' 9")	<b>BEDROOM FOUR</b> 4.34 x 1.98m (15' 4" x 6' 6")
<b>FAMILY ROOM</b> 4.77 x 4.72m (15' 6" x 15' 4")	<b>MASTER BEDROOM</b> 12.6 x 6.43m (41' 3" x 21' 1")	<b>PRIVATE GARDEN</b> 19.3 x 11.95m (63' 5" x 39' 2")
<b>DINING ROOM</b> 7.92 x 4.07m (26' 0" x 13' 4")	<b>BEDROOM TWO</b> 7.54 x 4.13m (24' 9" x 13' 7")	<b>TERRACE ONE</b> 4.39 x 1.40m (14' 5" x 4' 7")
<b>KITCHEN</b> 8.34 x 4.62m (27' 3" x 15' 2")	<b>BEDROOM THREE</b> 6.40 x 3.54m (21' 0" x 11' 7")	<b>TERRACE TWO</b> 11.8 x 1.86m (38' 9" x 6' 1")