

# THE VERSAILLES PENTHOUSE

ALLINGHAM COURT THE BISHOPS AVENUE N2



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A spectacular lateral penthouse apartment in the most prestigious development on The Bishops Avenue with 6,000 sq ft of interior designed accommodation leading to 1,700 sq ft of west facing terrace with superb uninterrupted views.









The Versailles Penthouse is fully air conditioned and fitted with state of the art technology including an integrated Crestron control system and home cinema.

Offering larger than average rooms (many with vaulted ceilings) including a 32ft double drawing room, 23ft dining room, 27ft family room, fully equipped kitchen/ diner, bespoke ebony Makassar study, 28ft master bedroom suite with galleried area, 2 dressing rooms and large bathroom, 3 further full suites (2 with gallery areas) and a large reception hallway.





There is secure direct lift access from the spacious communal reception area which includes onsite 24 hour Harrods concierge service and security and a leisure suite including a large black slate swimming pool, sauna and gymnasium. To the rear are substantial landscaped gardens.

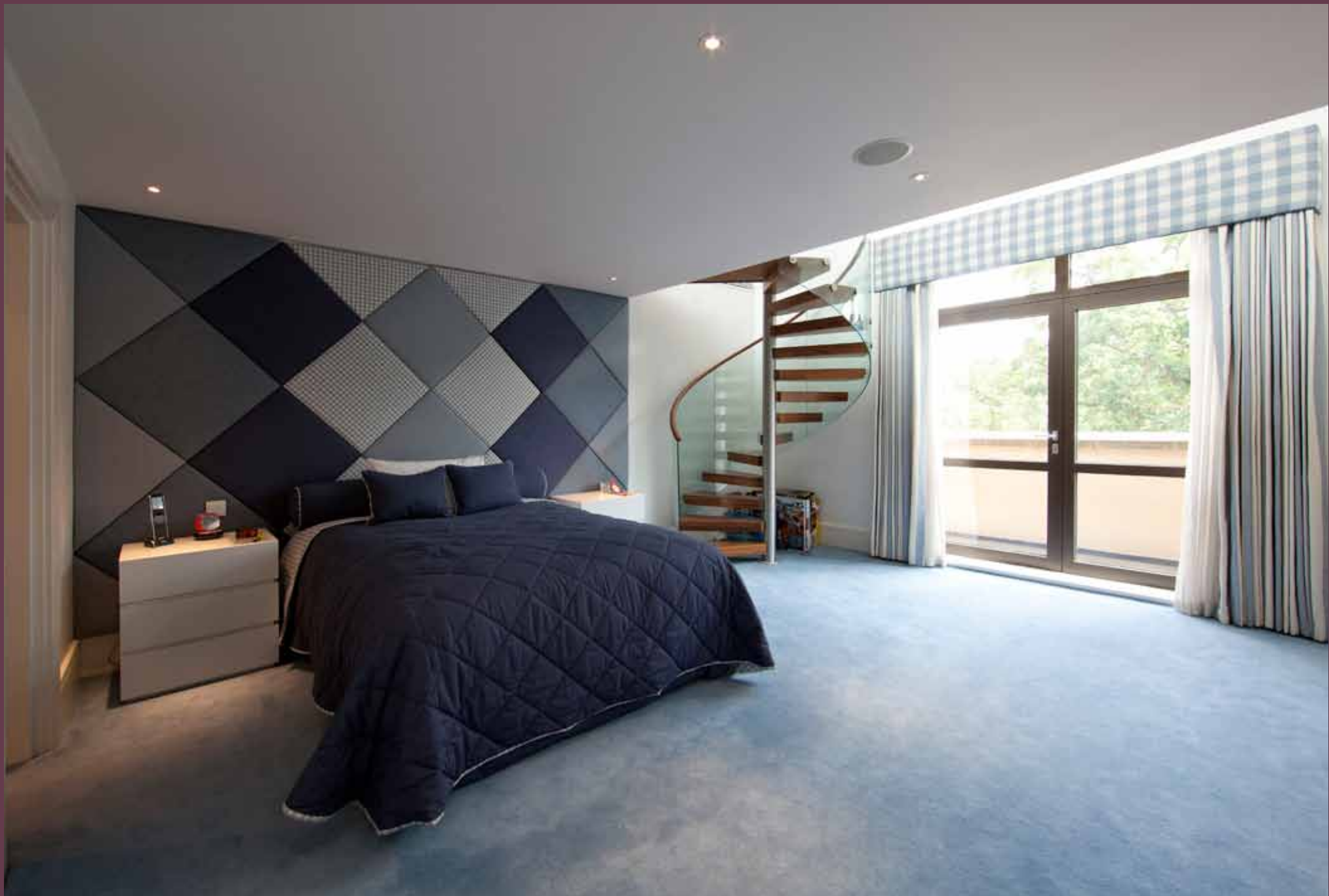
There is secure underground parking for 4 large cars and a substantial dedicated storage room.









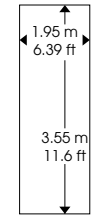




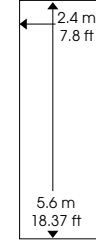




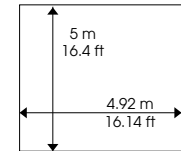
Mezzanine (Master Bed)



Mezzanine (Bed 2)



Mezzanine (Bed 3)



Terrace

Sole Selling Agents

Price Upon Application

Energy Efficiency Rating		Current	Potential
Band A	92-100	92	92
Band B	81-91	81	81
Band C	69-80	69	69
Band D	55-68	55	55
Band E	39-54	39	39
Band F	13-38	13	13
Band G	1-12	1	1

Environmental Impact Rating		Current	Potential
Band A	10-14	10	10
Band B	15-19	15	15
Band C	20-24	20	20
Band D	25-29	25	25
Band E	30-34	30	30
Band F	35-39	35	35
Band G	40-44	40	40

England & Wales  
01-19 March 2016/15/16  
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1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

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