



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

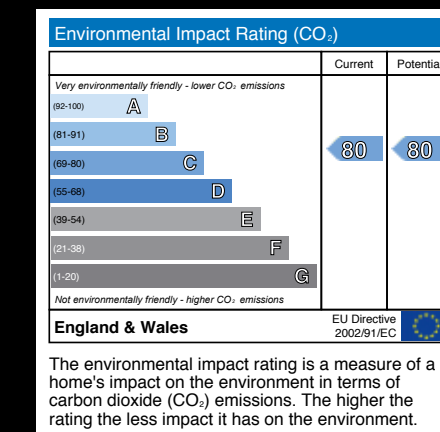
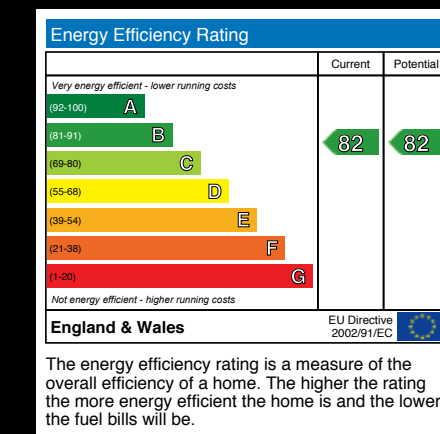
- Direct lift access to apartments
- 24 hour on-site security personnel
- Individual apartment intruder alarms
- Site-wide CCTV security cameras
- Electronically controlled entry gates

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

Sales Office
020 8731 7484



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

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49
THE
BISHOPS
AVENUE
LONDON

ONE
EBONY COURT

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



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TOTAL FLOOR AREA
472.042m² (5081 sq.ft)

DIMENSIONS

DINING AREA / RECEPTION ROOM
10.49 x 6.90m (34' 5" x 22' 8")

FAMILY ROOM
7.83 x 4.99m (25' 8" x 16' 5")

KITCHEN
6.40 x 5.95m (20' 10" x 19' 6")

MASTER BEDROOM
9.93 x 4.94m (32' 6" x 16' 2")

BEDROOM TWO
5.33 x 4.01m (17' 6" x 13' 2")

BEDROOM THREE
5.25 x 3.40m (17' 2" x 11' 2")

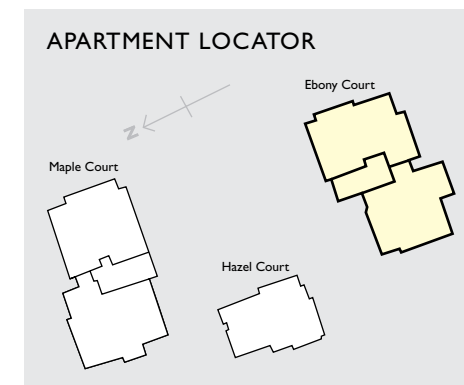
BEDROOM FOUR
5.12 x 3.65m (16' 8" x 11' 10")

PRIVATE GARDEN
13.6 x 8.97m (44' 7" x 29' 5")

TERRACE ONE
4.47 x 1.02m (14' 8" x 3' 5")

TERRACE TWO
5.52 x 0.94m (18' 1" x 3' 1")

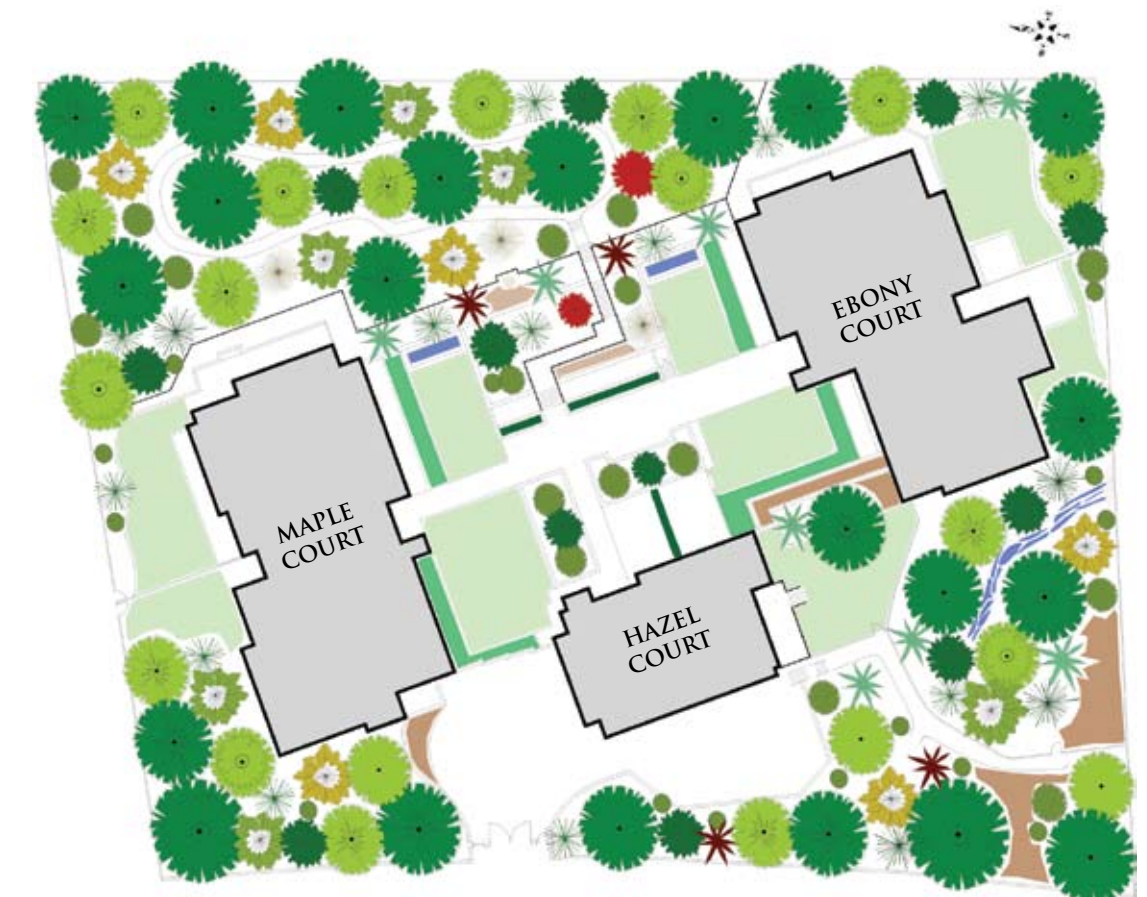
TERRACE THREE
3.73 x 1.34m (12' 3" x 4' 5")



GROUND FLOOR



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