

# IN LAKS

THE BISHOPS AVENUE · LONDON N2



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THIS LUXURY FAMILY RESIDENCE IS  
CENTRALLY SITUATED WITHIN THIS PRIZED  
AND INTERNATIONALLY RENOWNED AVENUE

A substantial and imposing family home

set behind electrically operated gates and a  
sweeping carriage driveway.

The current accommodation extends to in  
excess of 7,500 sq ft.







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The house is set on approximately half an acre and features a Christian's kitchen and a large west facing rear garden.

- ❖ Master bedroom with en suite bathroom and dressing room
- ❖ 7 further bedrooms ❖ 7 bathrooms ❖ Kitchen/breakfast room
- ❖ Dining room ❖ Drawing room ❖ Reception room
- ❖ Study ❖ Gymnasium ❖ Guest WC
- ❖ Utility room ❖ Garage ❖ Garden room ❖ Garden

Approximately 699 sq m (7,521 sq ft)  
Freehold

The entrance to Kenwood is approximately 1200m away and East Finchley underground station is within 600m.

The property also benefits from two planning permissions - one established in 2001 for an indoor swimming pool attached to the house beyond the plant room and a second new planning permission to extend and rearrange the current accommodation. These permissions combined will provide 937 sq m (10,088 sq ft) of accommodation.



Drawing Room



Dining Room



Study



Kitchen



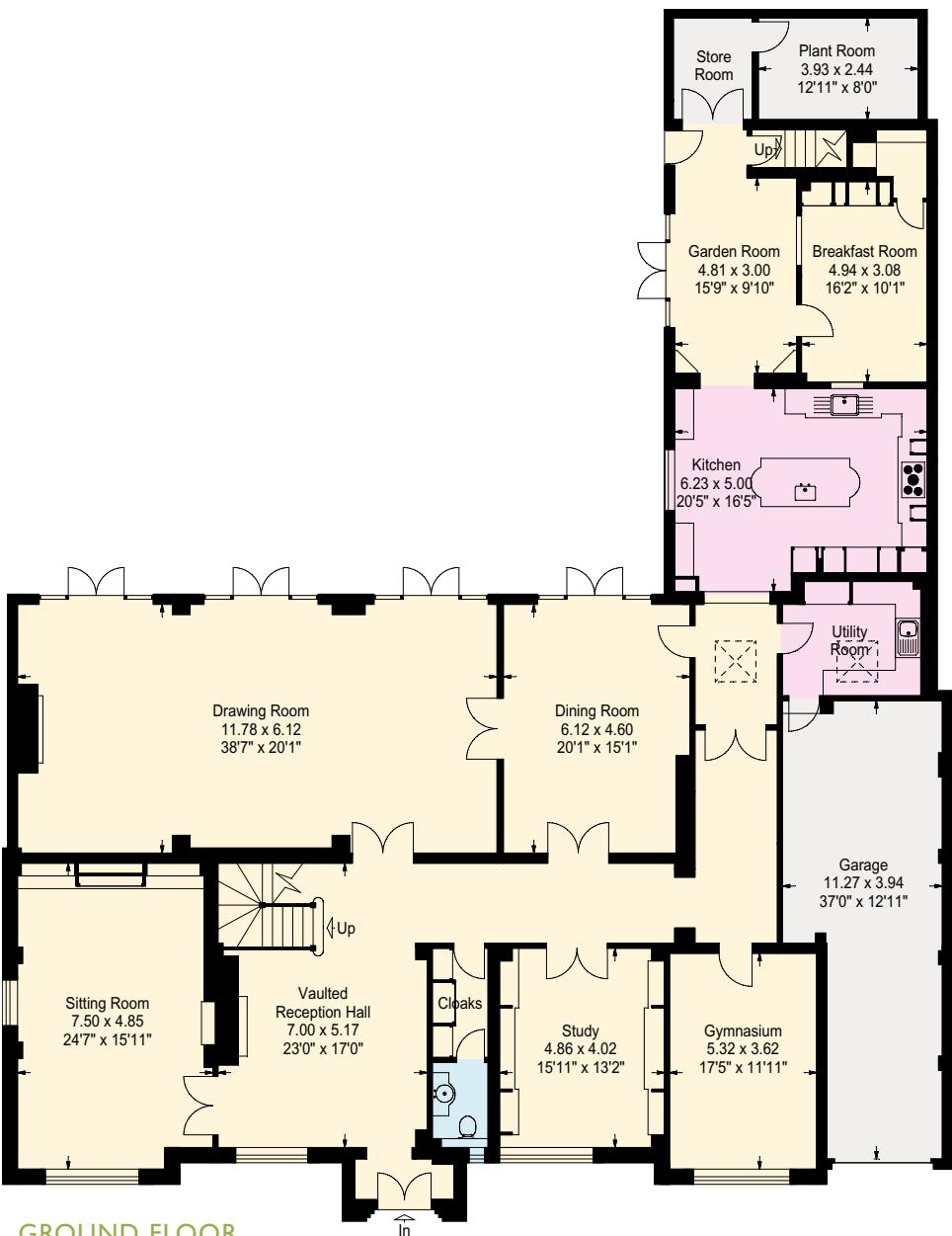
Sitting Room

SITE PLAN  
INLAKS, 36 THE BISHOPS AVENUE, LONDON N2  
APPROX. 0.51 ACRES





Rear Garden



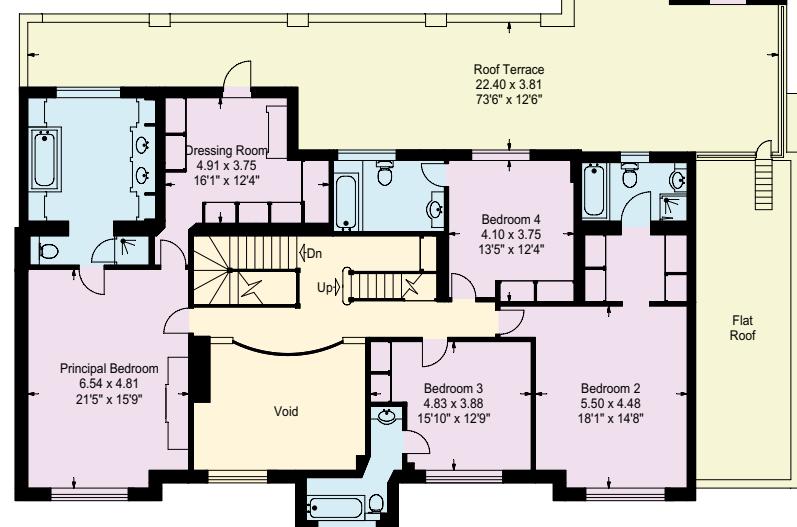
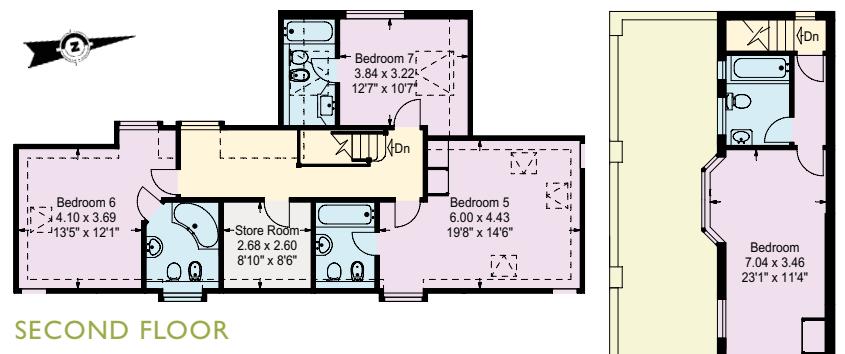
## EXISTING FLOORPLAN

### APPROXIMATE GROSS

### INTERNAL AREA

**698.7 SQ M / 7,521 SQ FT**

(NOT INCLUDING REDUCED HEIGHT AREA BELOW 1.5M - DENOTED WITH DASHED LINE)



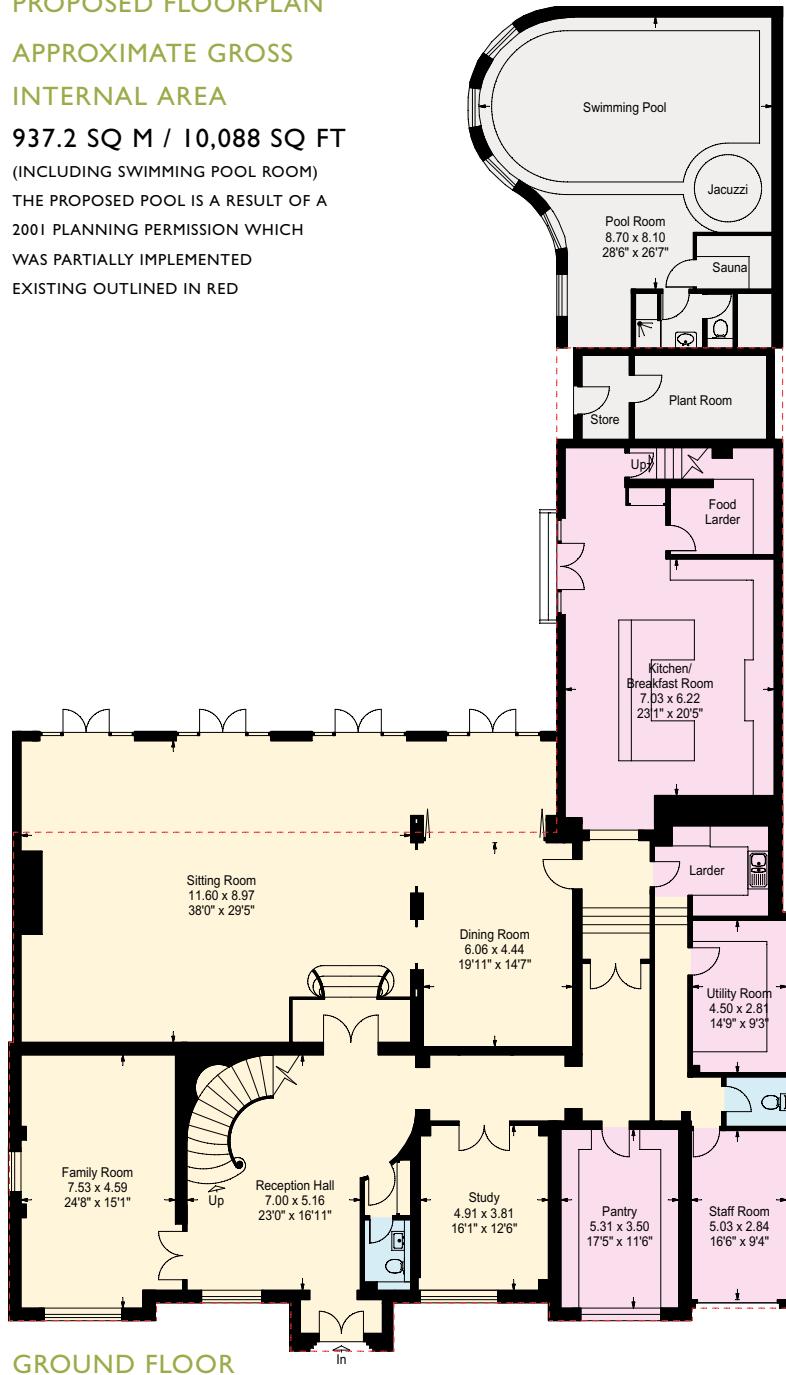
## PROPOSED FLOORPLAN

### APPROXIMATE GROSS INTERNAL AREA

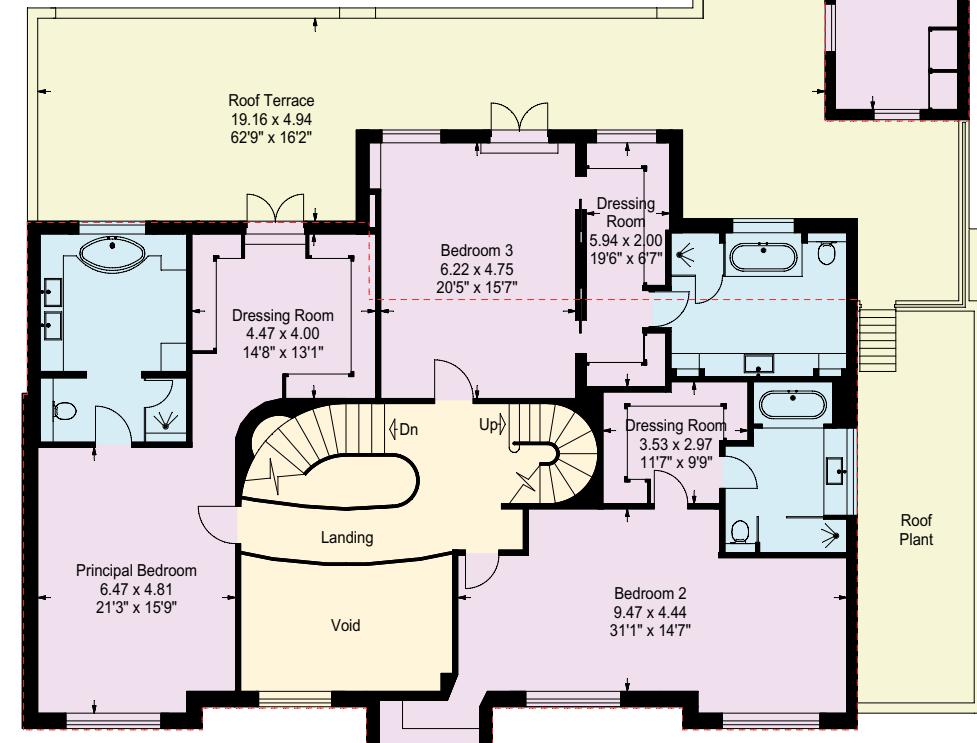
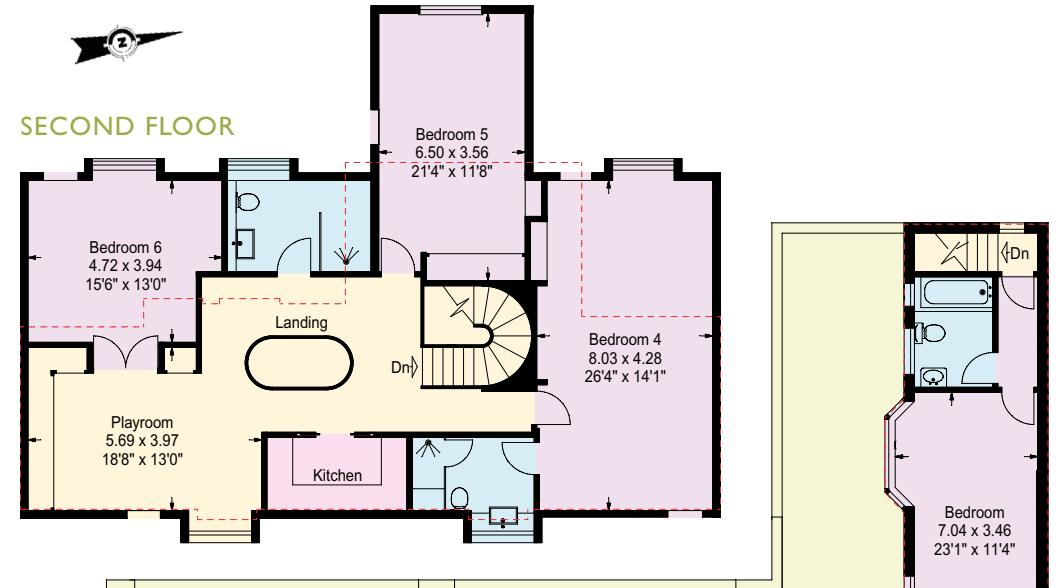
937.2 SQ M / 10,088 SQ FT

(INCLUDING SWIMMING POOL ROOM)

THE PROPOSED POOL IS A RESULT OF A 2001 PLANNING PERMISSION WHICH WAS PARTIALLY IMPLEMENTED EXISTING OUTLINED IN RED



## SECOND FLOOR



## FIRST FLOOR



These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.

The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

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