

INLAKS

THE BISHOPS AVENUE · LONDON N2



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

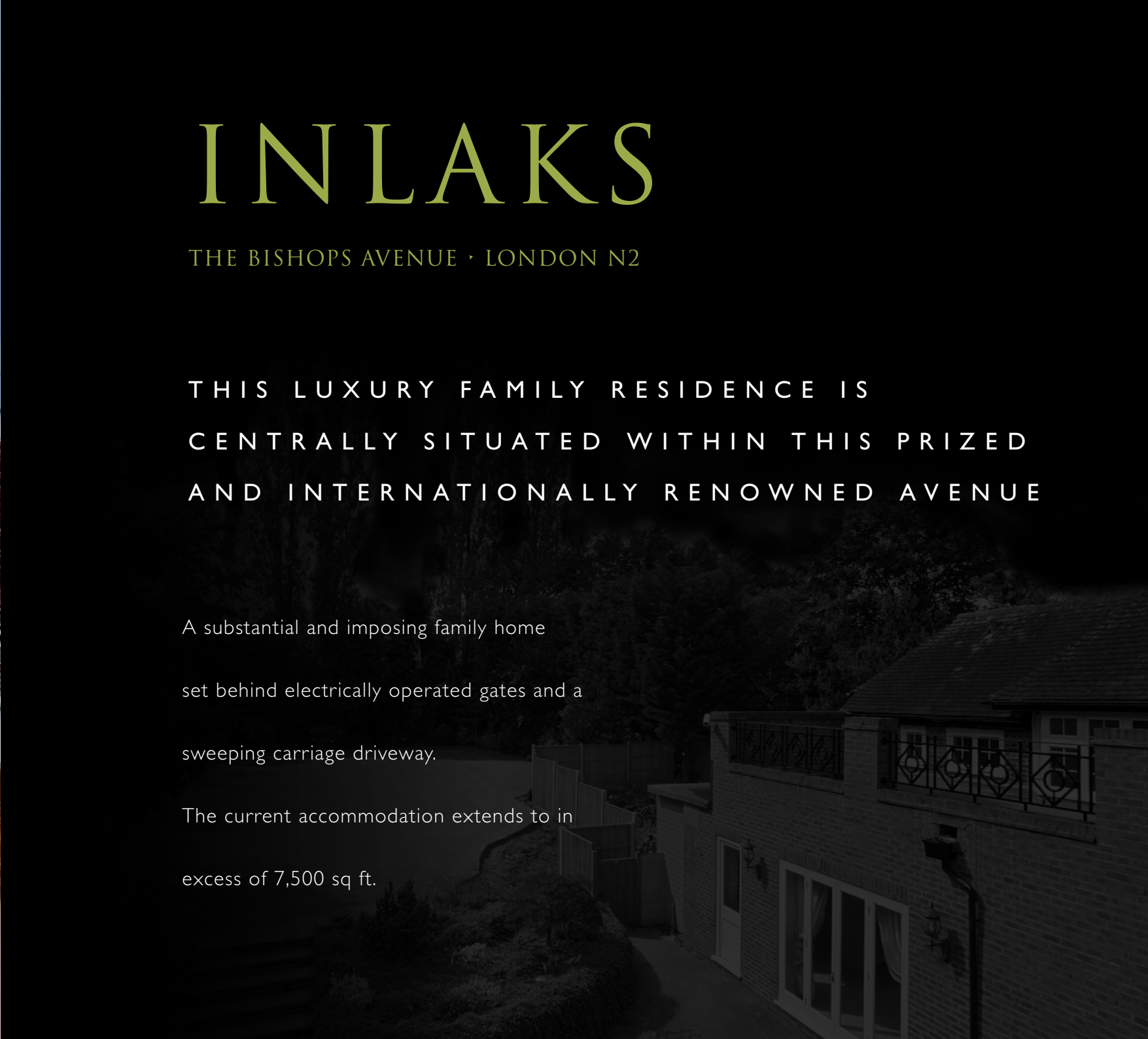
A substantial and imposing family home

set behind electrically operated gates and a

sweeping carriage driveway.

The current accommodation extends to in

excess of 7,500 sq ft.







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

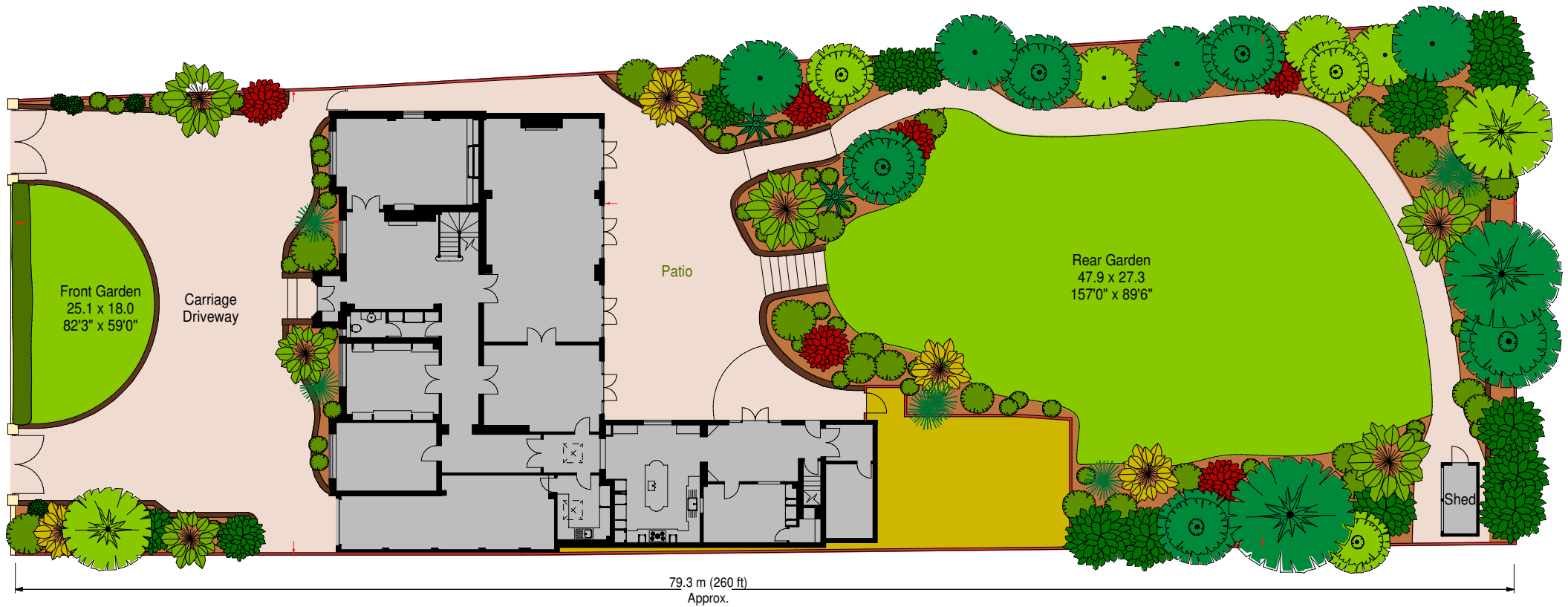


Kitchen



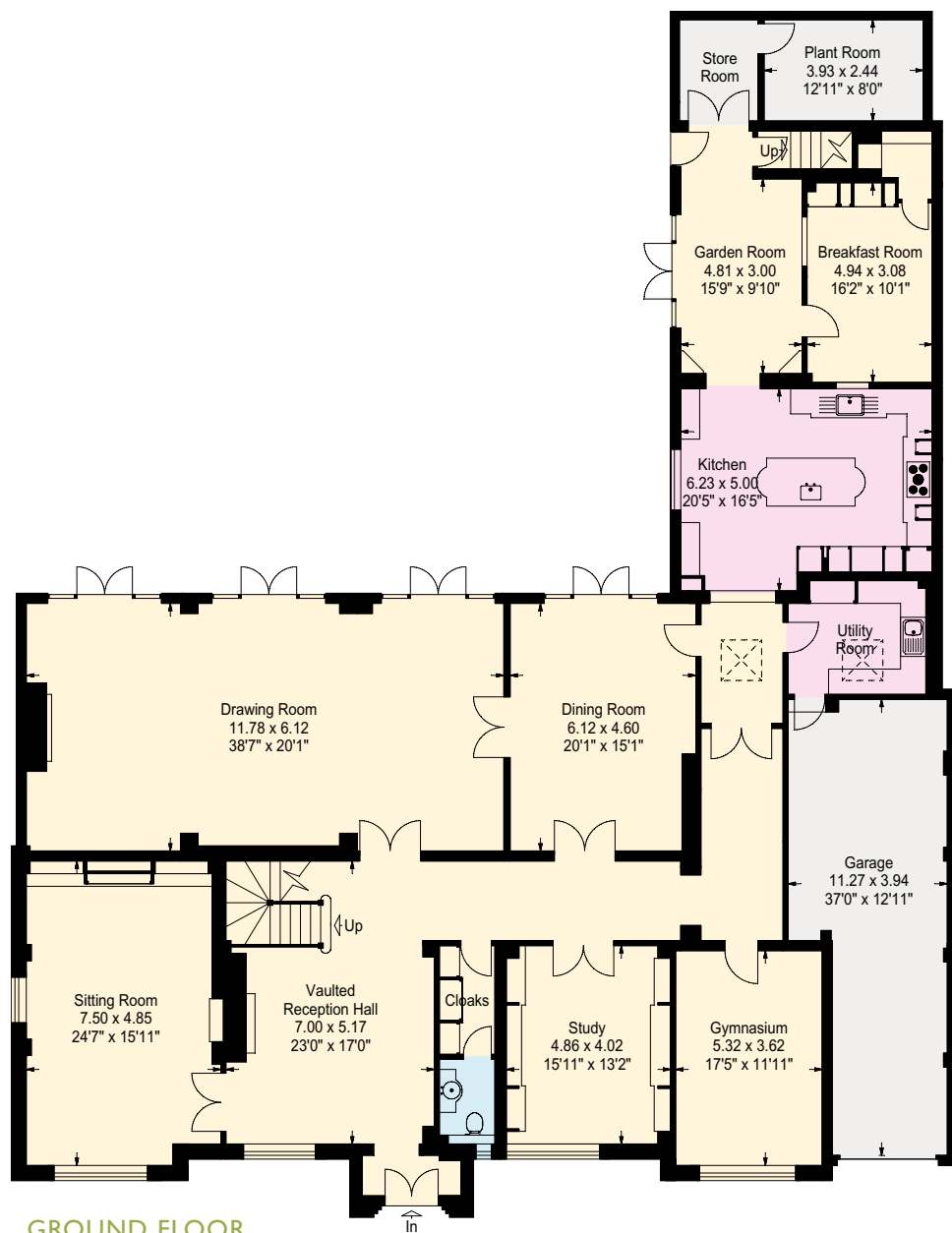
Sitting Room

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





Rear Garden



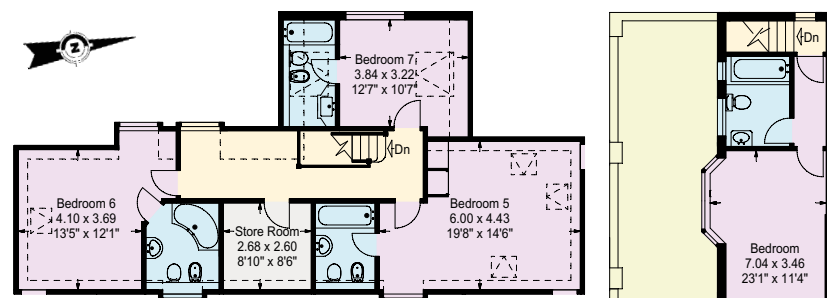
EXISTING FLOORPLAN

APPROXIMATE GROSS

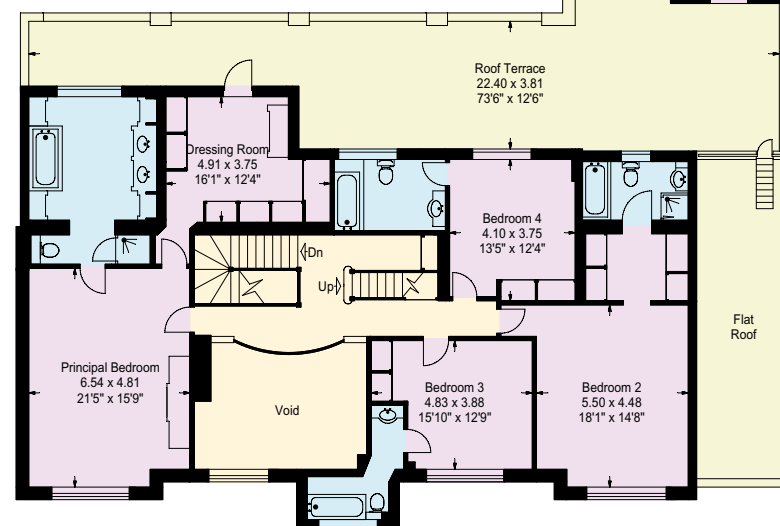
INTERNAL AREA

698.7 SQ M / 7,521 SQ FT

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



SECOND FLOOR



FIRST FLOOR

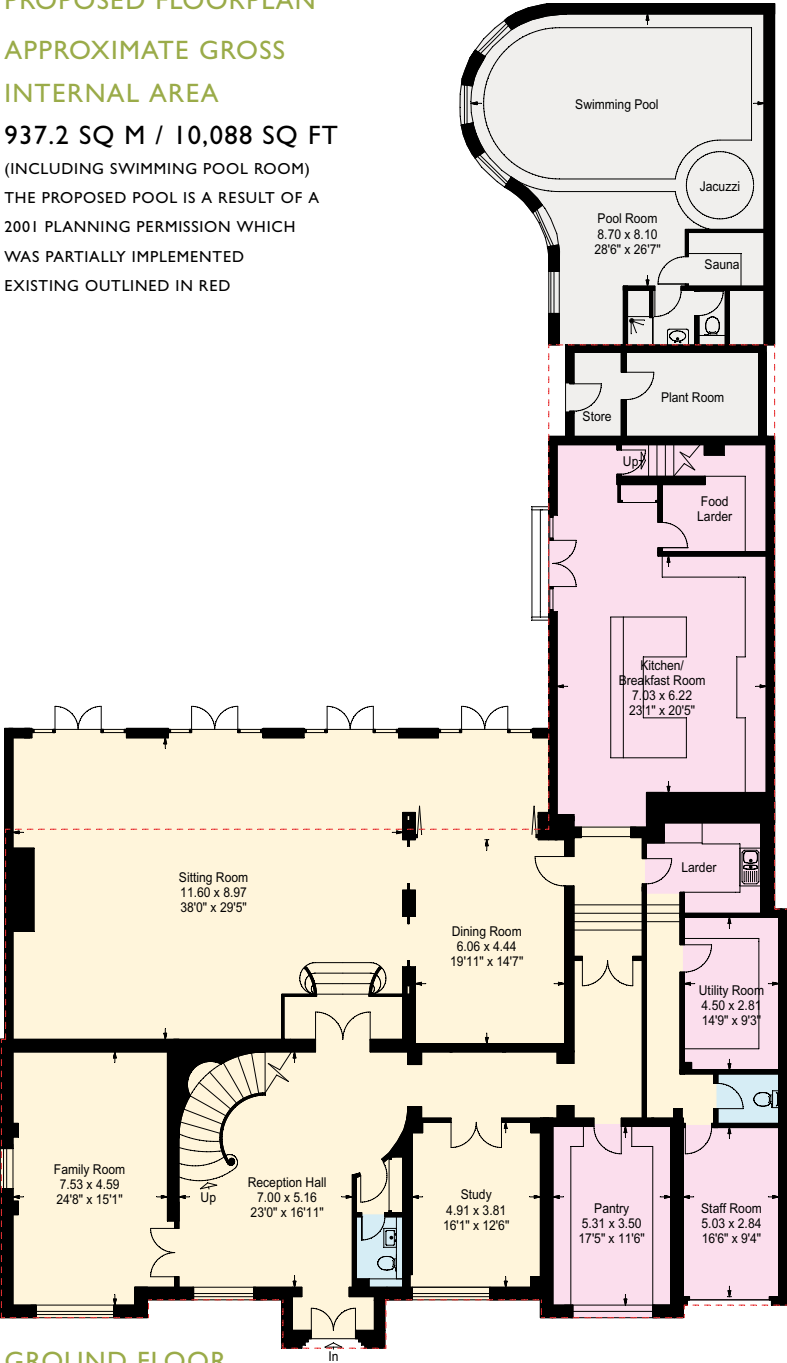
PROPOSED FLOORPLAN

APPROXIMATE GROSS
INTERNAL AREA

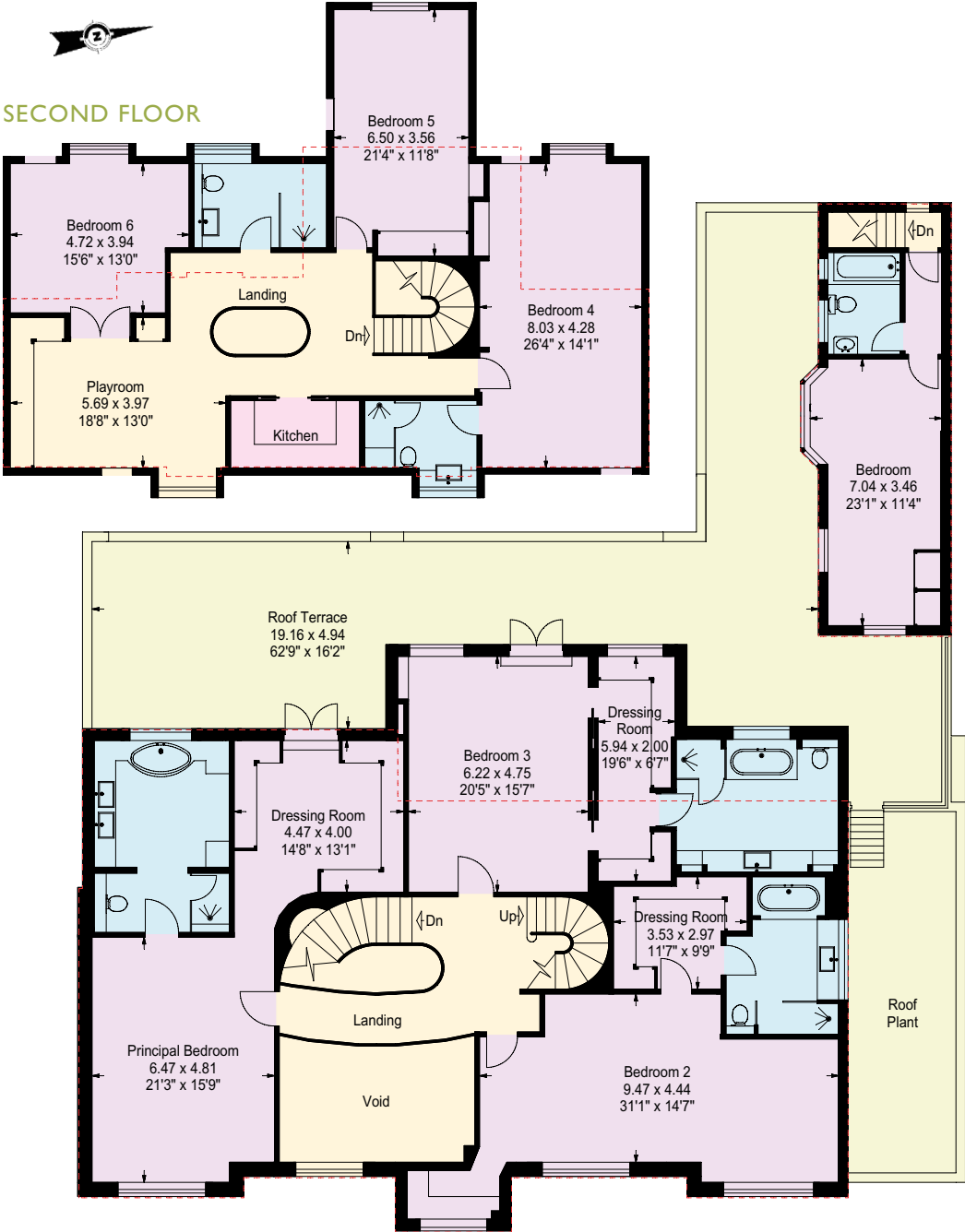
937.2 SQ M / 10,088 SQ FT

(INCLUDING SWIMMING POOL ROOM)

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



GROUND 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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