



BISHOPS AVENUE GARDENS

VALOURAN

LED BY NATURE

Crafted by Design

Tucked among the trees in one of North London's most prestigious streets, Bishops Avenue Gardens blends natural beauty with inspiring architecture. Every detail has been conceived to create a sanctuary that celebrates the interplay between nature, exquisite design and craftsmanship. Inspired by its serene surroundings, the development reflects Valouran's dedication to innovation underpinned by timeless elegance.



BISHOPS AVENUE GARDENS



“Every aspect of Bishops Avenue Gardens has been meticulously designed with the human experience at its heart. Timeless elegance meets exquisite craftsmanship, where refined lines and rich textures come together to elevate everyday living. Surrounded by majestic, historic trees and expansive, beautifully landscaped gardens, this development fosters meaningful connections with nature, redefining luxury as an experience to be felt, shared, and cherished.”

ALEX MICHELIN

Founder and CEO



Outdoor Kitchen with fire-pit and pergola



WHERE CLASSIC REFINEMENT MEETS MODERN STYLE

CRAFTING THE EXTRAORDINARY

At Bishops Avenue Gardens, every detail has been considered. From the fine finishes to the bespoke furnishings, you can feel the care and artistry woven into every feature. Each element, thoughtfully designed and expertly executed, reflects a commitment to craftsmanship. Whether it's the intricate woodwork and hand-selected materials, or the custom-designed interiors, the quality is unmistakable. The result is a residence where the passion for detail is not just seen, but felt in every room.

THE RESIDENCES

The buildings – both old and new – at Bishops Avenue Gardens have a discreet but definite grandeur. This harmonious collection of homes sits easily among woodland and landscaped gardens, where vibrant colours and a variety of textures lend a softness to the built environment.

Each apartment is a carefully-curated work, quietly different from any other in layout, design detail and finish. A sanctuary that is unique and special. A personal space as individual as those who have the privilege of living within it.

Luxury and comfort, character and charm combine to provide an outstanding place to live. Soak up the panoramic views. Breathe in the fresh air in the private gardens. Enjoy all that this rarefied setting has to offer.







ARTISTRY WOVEN
INTO EVERY FEATURE



KITCHEN

In the kitchens at Bishops Avenue Gardens, form and function strike a rare harmony. These are spaces where quartzite worktops catch the morning light, timber flooring offers gentle texture, and every detail from the antique brass finishes to the integrated Gaggenau appliances feels intentionally placed. It's a setting designed not just for cooking, but for living beautifully; where timeless materials and modern convenience come together in seamless, understated style.





“There are many things that make a space beautiful. Balance and proportion. A sense of sympathy with local history and architecture. But we believe the most beautiful spaces are those with soul. Spaces that are not showpieces but sanctuaries, inviting conversation, celebration. Calm. These are the spaces we create.”

ALBIONORD
Interior Designers







APARTMENT SPECIFICATION

Rooted in a philosophy of considered living, these residences have been shaped by an attention to detail that values timelessness over trend. From the grain of the wood to the weight of the fixtures, each element has been chosen for its texture, tone, and integrity – not only for how it looks, but for how it lives.

GENERAL

- Sustainably sourced European Oak floors
- Underfloor heating throughout
- Comfort cooling to principal rooms
- Lutron controlled lighting to primary spaces
- Professionally designed and configured lighting throughout (see 'Lighting' below)
- Bespoke timber doors
- Antique Brass internal doors ironmongery throughout
- Gessi brassware to all bathrooms

PRINCIPAL BEDROOMS

- Sustainably sourced European Oak timber floors in herringbone pattern
- Painted walls and ceiling

PRINCIPAL DRESSING ROOMS

- Bespoke fitted joinery in Oak with fabric inserts
- Sustainably sourced European Oak timber floors in herringbone pattern
- Antique Brass ironmongery throughout

PRINCIPAL ENSUITE BATHROOMS

- Large format half-height natural stone walls
- Natural stone tiled walls in shower cubicle
- Natural stone tiled flooring
- Gessi brassware in bronze
- Freestanding bath
- Bespoke vanity unit
- Natural stone vanity top

SECONDARY BEDROOMS

- Bespoke fitted joinery
- Carpet floor finish

SECONDARY ENSUITE BATHROOMS

- Natural stone mosaic on floor and walls
- Bespoke vanity unit with natural stone top

POWDER ROOM

- Natural stone mosaic flooring
- Specialist plaster wall finish
- Natural stone vanity unit
- Natural stone skirting

KITCHEN

- Sustainably sourced European Oak timber floors in herringbone pattern
- Integrated Gaggenau appliances
- Kitchen worktop and splashbacks in Quartzite natural stone
- Painted walls and ceiling
- Underlighting to cupboards
- Antique Brass ironmongery throughout
- Boiling water tap

LIGHTING

- Lighting will generally comprise low voltage LED luminaires throughout
- Lutron scene setting to principal rooms
- Provision for table and floor lamps to be connected to a 5-amp lighting circuit in reception rooms, bedrooms and entrance halls

AV, TELEPHONE & DATA SYSTEMS

- Bishops Avenue Gardens will be served by a network providing a high-speed internet connection*
- Television points to reception rooms and all bedrooms
- Telephone and data points to all reception rooms and bedrooms
- Windows in living spaces and principal bedrooms pre-wired with power to allow for motorised blind and curtain options

TERRACES & BALCONIES

- Porcelain tiles to terraces and balconies
- Power and water to terraces
- Decorative outdoor lighting
- Bespoke metal balustrade and hand-rail

SECURITY

- 24/7 on-site security team
- CCTV surveillance to all public areas
- Security fob access control to all building entrances and car park
- Video entry phone to all apartments
- Mains supply smoke or heat detectors and sprinkler fire protection system
- Electricity-free access to apartments is available if required

LIFTS

- Passenger lifts serve each core, all residential floors, amenities and basement car park levels

CAR PARKING & STORAGE

- Car parking spaces available for purchase by separate negotiation
- Charging points for electric vehicles
- Wash down facility
- Range of self-contained storage units with power supply and lighting available for purchase by separate negotiation
- Secure cycle storage

*Connection to the communications infrastructure to be arranged by the purchaser via a service provider in the normal manner



A SECLUDED RETREAT INSIDE AND OUT

YOUR OWN SANCTUARY

From the exquisitely landscaped grounds to such lifestyle luxuries as a five-star fitness suite, spa, swimming pool and entertainment areas, each detail is designed to make every day feel special and worry-free. Like an intricate Arts and Crafts tapestry; the colours, textures and motifs from the natural world are woven into the fabric of the design, creating an innate sense of calm and a harmonious sense of place.

WHERE NATURE TAKES
CENTRE STAGE

Bishops Avenue Gardens is immersed in lush greenery and beautifully-landscaped gardens, the perfect place for relaxation and recreation. This outdoor space, exclusively for the enjoyment of residents, promises complete privacy and a place to connect with nature. Among the manicured lawns and vibrant planting, the city can feel like a world away.





Oval lawn surrounded by wildflower meadow



“Life began in a garden. And so the design of the Gardens of Bishops Avenue form the perfect sanctuary from our busy lives. Giant one hundred-year-old Oak trees tower overhead creating dappled shade throughout a series of beautifully composed water gardens, ornamental beds and woodland walks. The Gardens are a place to be at one with nature and to be immersed in a beautiful enclave of plants.”

PHIL ALLEN

PAD Landscapes



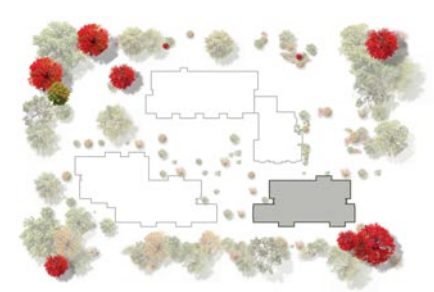
LODGE NAMING

Each pavilion has been named after a species of tree that can be found within the grounds, except for Oak Lodge which is the original name of the building that first stood at 54 Bishops Avenue.



ACER

The Acer dazzles with its fiery autumn foliage, turning vibrant reds and oranges, while its ornamental bark and elegant branches add bold beauty to the landscape.



BIRCH

The Birch exudes grace, with its white bark and delicate, diamond-shaped leaves, while its spring catkins release seeds that gently drift through the air, creating an ethereal presence.



CEDAR

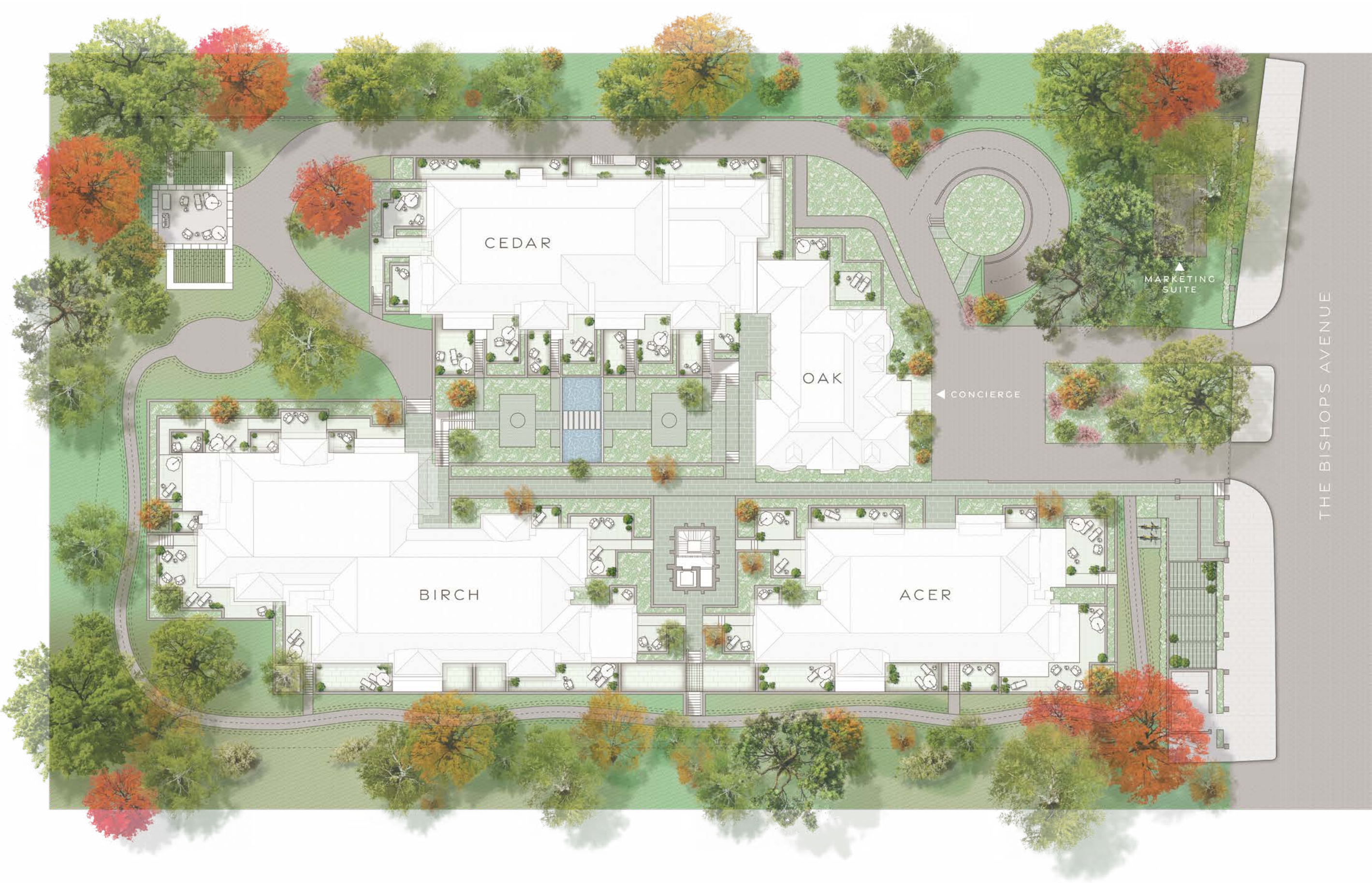
Cedar trees stand tall and majestic, their evergreen needles providing year-round beauty, while their deep red wood and soothing fragrance bring timeless tranquillity to the garden.



OAK

The Oak embodies strength, with its broad crown and sturdy branches. Its dark green leaves turn rich reddish-brown in the autumn, offering both beauty and shelter for wildlife.

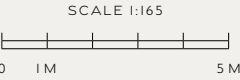
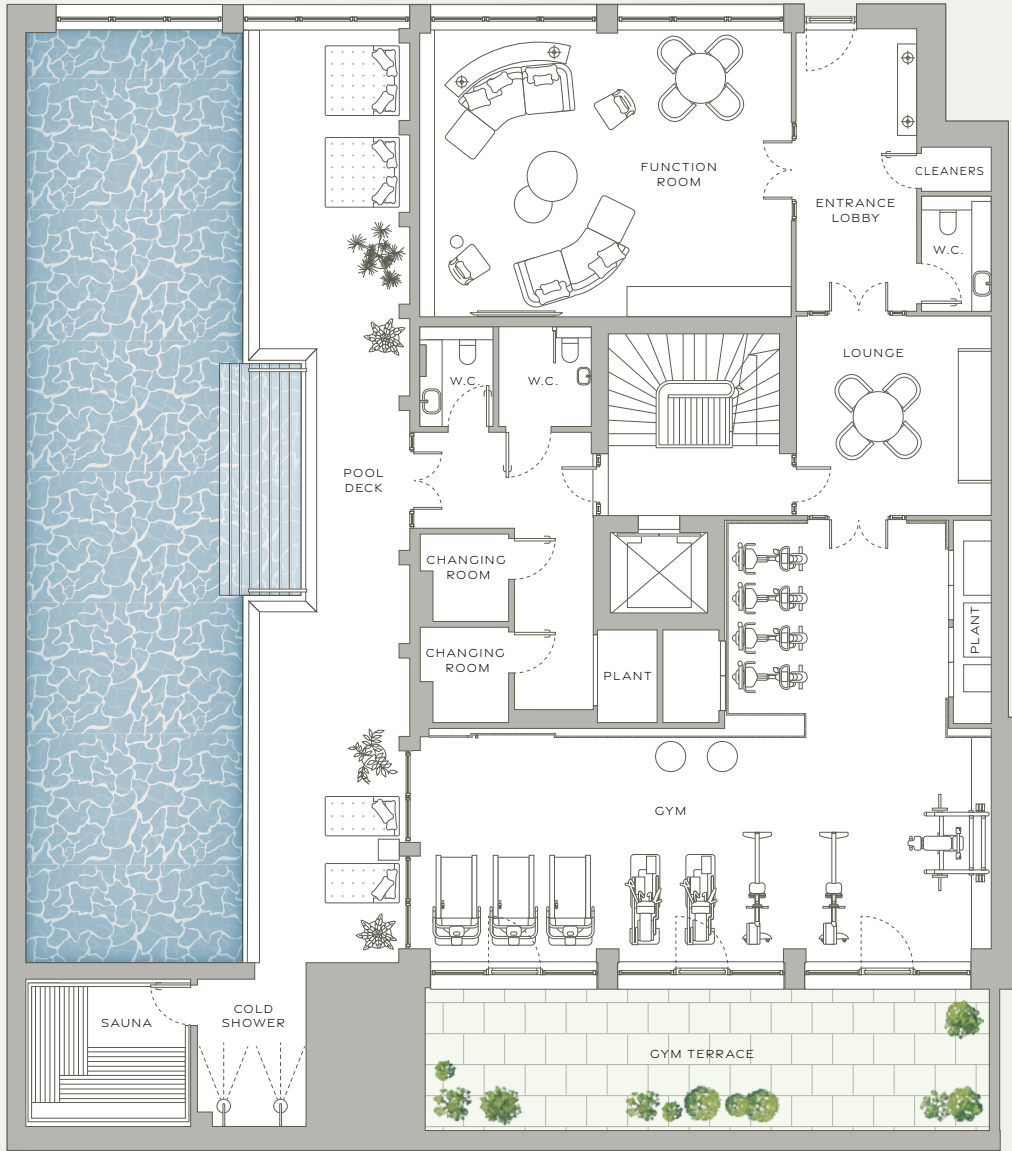




AMENITIES

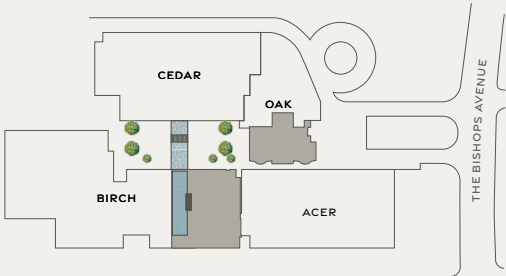
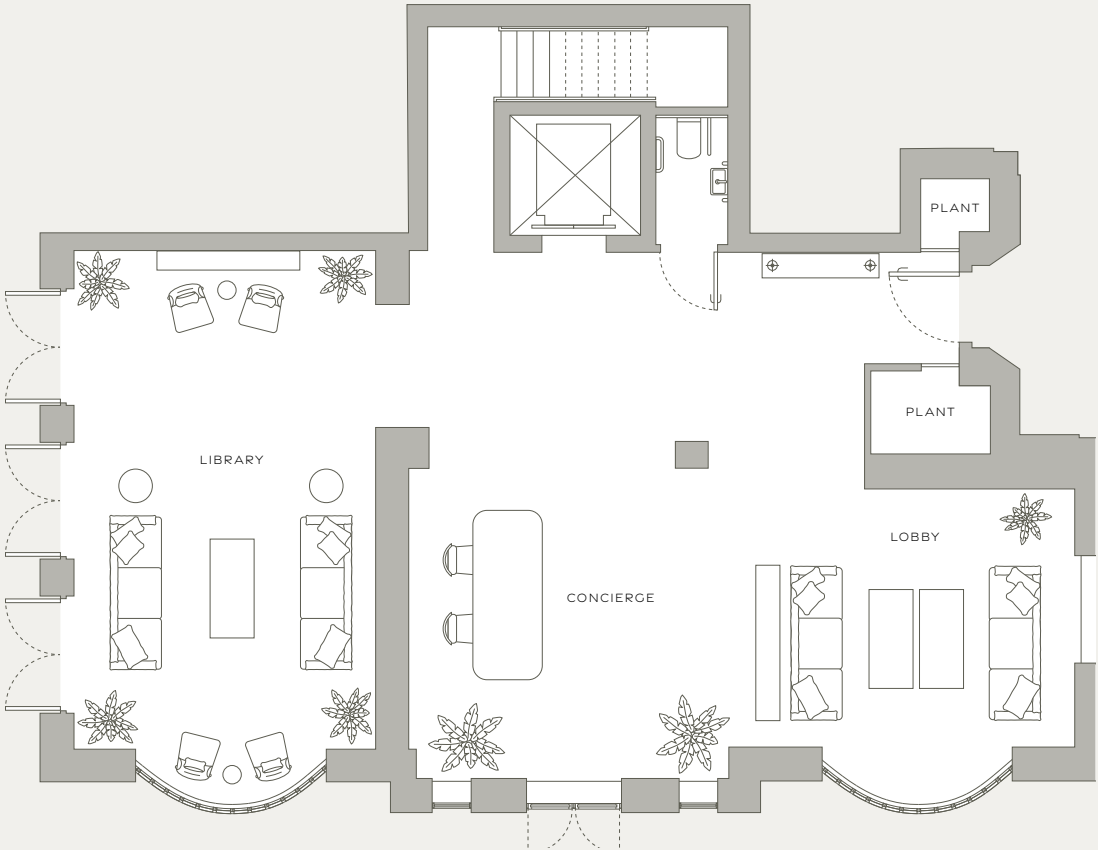
LOWER GROUND FLOOR

TOTAL AREA	479.9 M ² / 5,166 SQFT
CYM TERRACE	43.7 M ² / 470 SQFT
POOL	4.5M X 20M
POOL DECK	72.1 M ² / 776 SQFT
CYM	84.5 M ² / 910 SQFT
FUNCTION ROOM	50.0 M ² / 538 SQFT
LOUNGE	18.1 M ² / 195 SQFT
SAUNA	11.5 M ² / 124 SQFT



GROUND FLOOR

TOTAL AREA	119.8 M ² / 1,290 SQFT
LIBRARY	42.2 M ² / 454 SQFT
LOBBY	39.8 M ² / 428 SQFT
CONCIERGE	33.4 M ² / 360 SQFT



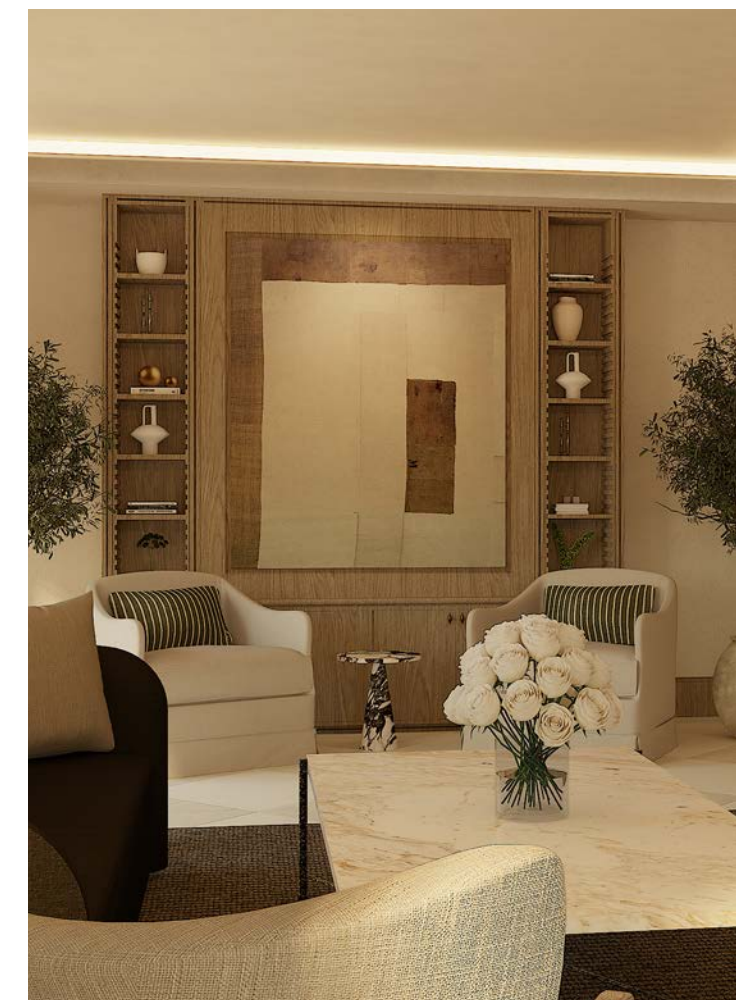


Residents Library and Concierge designed by Albion Nord

AT YOUR SERVICE

Residents are afforded an unparalleled living experience with a five-star, hotel-inspired concierge service, round-the-clock on-site security, and secure underground parking, all expertly managed by Rhodium Management. Their commitment to excellence ensures a seamless, discreet service available whenever needed.

With a focus on creating a secure and welcoming environment, this exceptional development offers a lifestyle where peace of mind is assured. From thoughtful daily services to personalised assistance, every moment at Bishops Avenue Gardens is designed to be as effortless as it is refined.



LIFESTYLE LUXURIES

Unwind in the serene indoor pool, which blends seamlessly with a beautiful external water feature. Relax or revitalise in the spa, where soothing treatments and five-star facilities restore the body and mind. From the sophisticated fitness suite, with its ergonomic machines made in stylish hardwood, to the residents’ function room, with the upscale comfort of a private members club, every leisure offering harnesses the power and beauty of the natural surroundings to enhance your wellbeing.



Indicative gym style



Swimming Pool at Bishops Avenue Gardens





LONDON'S MOST ELEVATED ADDRESS

A PLACE OF DISTINCTION

The Bishops Avenue has been a sought-after enclave for foreign royals, film stars and business leaders for more than a century.

Once a hunting park for the Bishop of London, the peaceful, wide avenue's verdant expanses provide a residential sanctuary between Hampstead and Highgate, two of the capital's most desirable neighbourhoods. This is a prime location immersed in greenery, within easy reach of the City and central London.

PRIME LOCATION

EAT AND DRINK

- 1. Ottolenghi
- 2. Villa Bianca
- 3. Ginger and White
- 4. Roni's Bakery
- 5. The Flask
- 6. The Spaniards Inn

PARKS & OPEN SPACES

- 7. Hampstead Heath
- 8. Waterlow Park
- 9. Golders Hill Park
- 10. Kenwood House
- 11. The Hill Garden and Pergola

EDUCATION

- 12. North Bridge House Senior School
- 13. St Margaret's School
- 14. University College School
- 15. St Mary's School Hampstead
- 16. Hall School
- 17. Channing School
- 18. Highgate School

VISIT

- 19. Hampstead Village
- 20. Highgate Village
- 21. Everyman, Hampstead
- 22. Hampstead Theatre
- 23. Jacksons Lane Arts Centre
- 24. Burgh House
- 25. Highgate Golf Club

TRAVEL TIMES

- Kenwood House
- Highgate Village
- The Hill Garden & Pergola
- Hampstead Village
- The West End

WALK

- 10 mins
- 25 mins
- 25 mins
- 35 mins

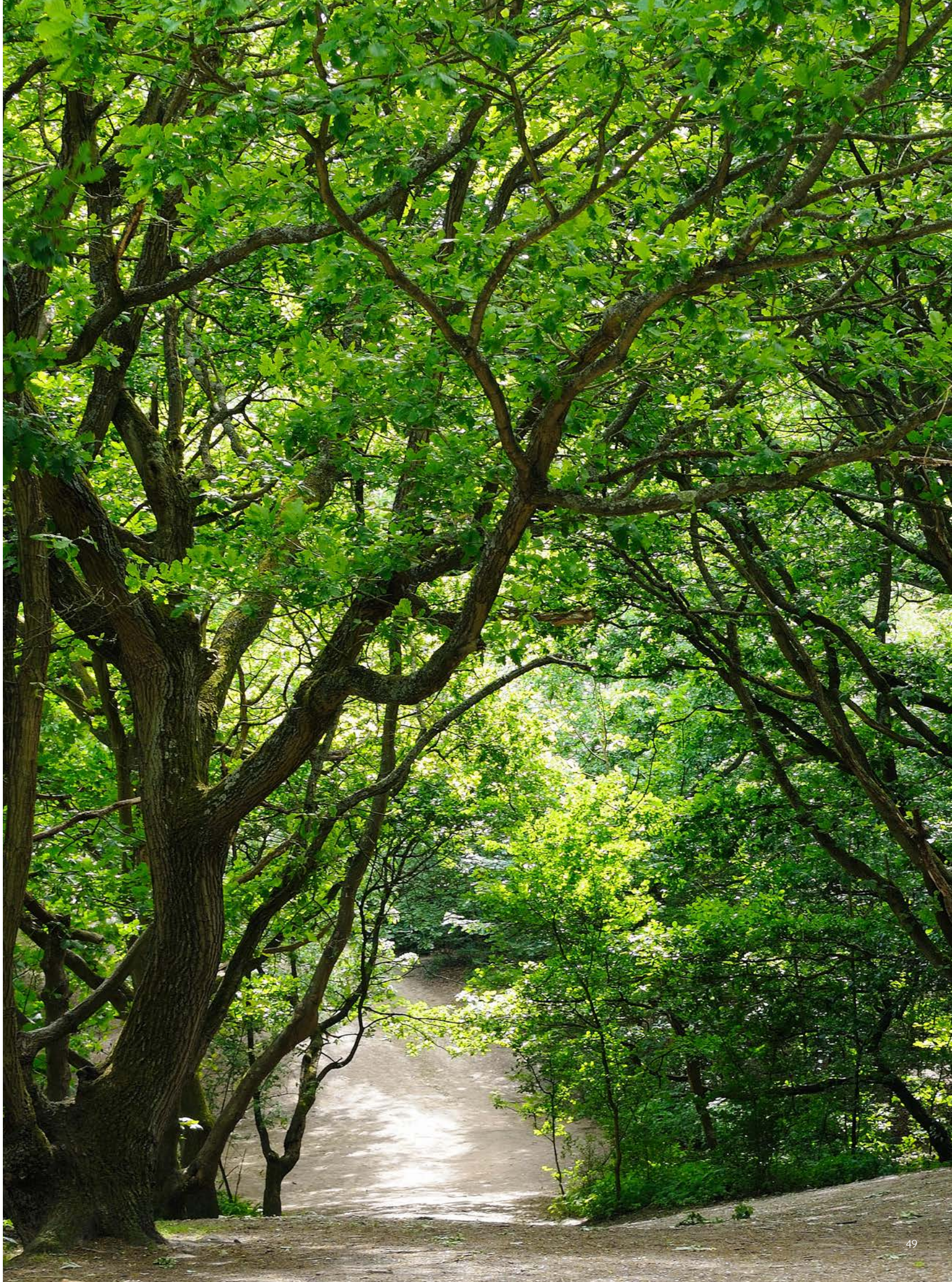
DRIVE

- 2 mins
- 4 mins
- 5 mins
- 8 mins
- 30 mins



HAMPSTEAD HEATH

This treasure of London is just moments from Bishops Avenue Gardens. Hampstead Heath offers 800 acres of sweeping meadows, ancient woodlands and tranquil ponds. It's a haven for those who love to explore the outdoors, offering breathtaking views from Parliament Hill, leisurely walks and opportunities to connect with nature. Living so close to the Heath means your home extends into one of the city's most iconic green spaces.







LOCAL NOURISHMENT

Local boutique shops line Hampstead's High Street and picturesque alleys such as Flask Walk and Perrin's Court. Highgate's high street has a more traditional feel, with much-loved local institutions such as the butcher's, stationer's and Wholefoods store, alongside the likes of the interior design-focused Insidestore, and the popular independent Highgate Bookshop, among its local delis and artisan bakeries.



A PARTNERSHIP OF DESIGNERS, ARCHITECTS & VISIONARIES



IN TRUSTED HANDS

Bishops Avenue Gardens has been developed by a team of industry-leading professionals, each bringing their expertise to create residences of exceptional quality. Renowned architects, interior designers and skilled craftsmen have worked together to ensure every aspect of the development meets the highest standards. From precision engineering to carefully selected materials, every detail has been expertly executed.

VALOURAN

Valouran is a pioneering property developer that combines a passion for design and deep financial expertise with unrivalled knowledge of London's prime residential market.

With 40 years of experience and 120 projects worth a combined £2.7 billion bought, financed, built and sold, Valouran have a proven track record in creating iconic developments in the most desirable locations. These aren't merely assets to be traded, but sustainable properties of timeless elegance. They are landmarks of the future crafted to last a lifetime.



THE WHITELEY

Leading the transformation of Queensway in W2, The Whiteley has redefined modern luxury living. Working with owners MARK Capital Management and CC Land Holdings, Valouran is overseeing the magnificent redevelopment of the former Whiteleys Department store in London's Bayswater into a mixed-use scheme that is truly transformational.

The scheme comprises 139 residential apartments and town houses, a 109-key Six Senses hotel, nineteen retail boutiques, a multi-screen cinema and state-of-the art gym. This project is a re-imagining of an iconic London landmark of epic scale and grandeur.

TWENTY GROSVENOR SQUARE

This landmark project included the sympathetic restoration of a historic London address while embracing the future of high-end living, with world-class amenities from the renowned Four Seasons brand.

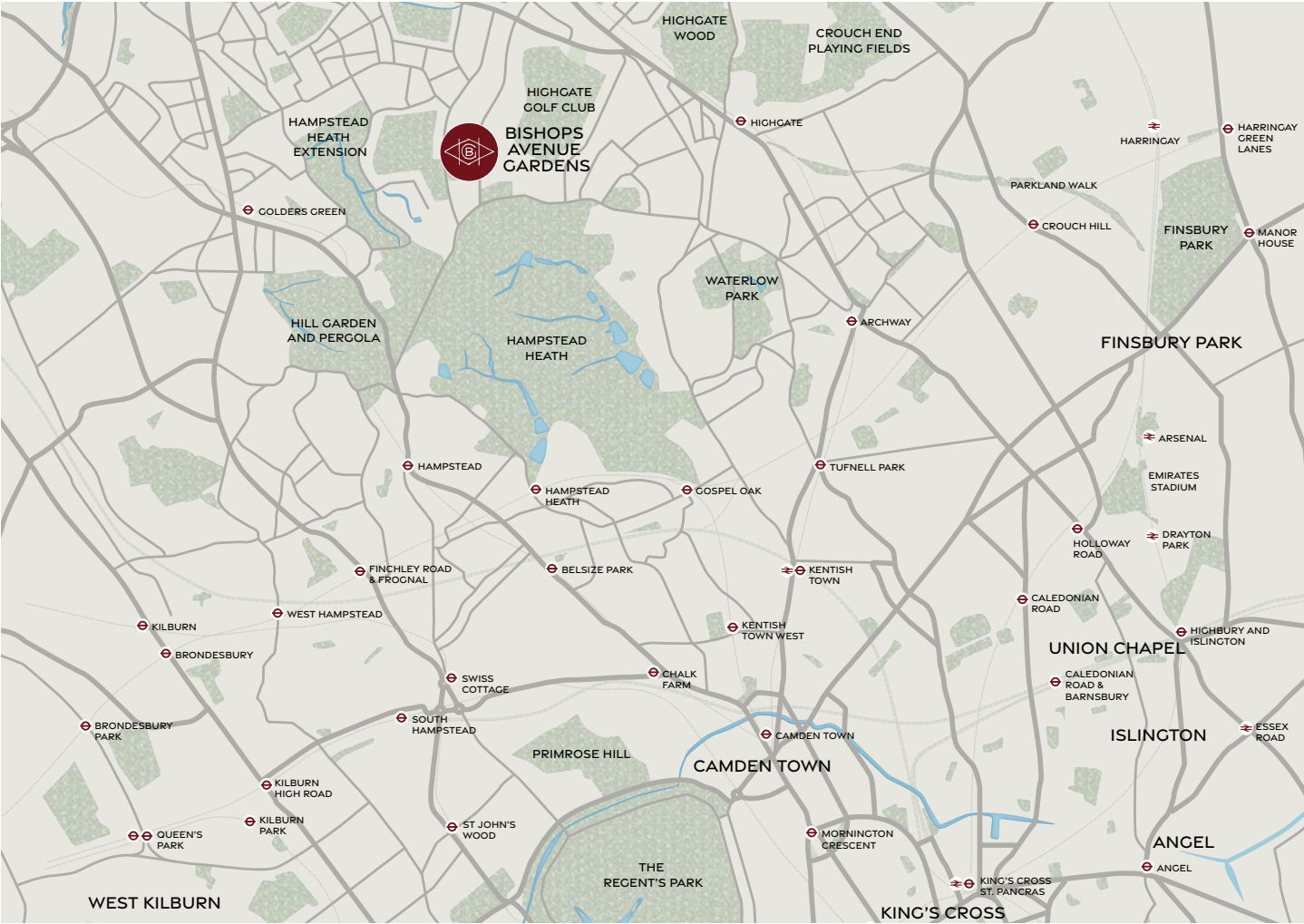
Valouran transformed the former US Naval headquarters in Europe into thirty-seven super-prime residential apartments alongside our partner, the Abu Dhabi Investment Council. Set in one of London's most famous squares, the scheme is the first standalone Four Seasons Residences project outside of the US. Completed in 2019, Twenty Grosvenor Square has broken price records for residential property in Mayfair.



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VALOURAN