



# HAZEL COURT

49 THE BISHOPS AVENUE  
HAMPSTEAD GARDEN SUBURB · LONDON N2

49 THE BISHOPS AVENUE IS A LOW-DENSITY COLLECTION OF 14 ELEGANT AND SPACIOUS APARTMENTS LOCATED WITHIN A GATED AND SAFE COMMUNITY SET ON 2 ACRES OF BEAUTIFUL AND PEACEFUL LANDSCAPED GROUNDS WITH BOTH PUBLIC AND PRIVATE SPACES.



The development is situated between Bishops Grove and White Lodge Close on the east side of The Bishops Avenue which is a prestigious globally recognised residential road superbly positioned close to Kenwood, Hampstead Heath and Highgate Village.

Although less than 7 miles from both the West End and City of London, it provides the peace and tranquility more associated with country living.







This exceptional apartment is arranged predominantly over the first floor of Hazel Court and is presented in immaculate condition throughout providing spacious and versatile accommodation (215.7 sq m/2,322 sq ft) which has been indulgently designed to provide 2 Bedroom Suites, a very large 32'8 x 19'1 Double Reception Room ideal for entertaining and a Study which could easily be adapted for use as a third bedroom.

A unique feature of the apartment is almost 3,000 sq. ft of private external space including a large south facing deck and garden accessible from the Double Reception Room and a further private garden approached from Bedroom 2 which leads onto and overlooks the beautiful cascading communal grounds featuring mature trees, extensive shrubs, a striking contemporary sculpture and bench seating.



## ACCOMMODATION

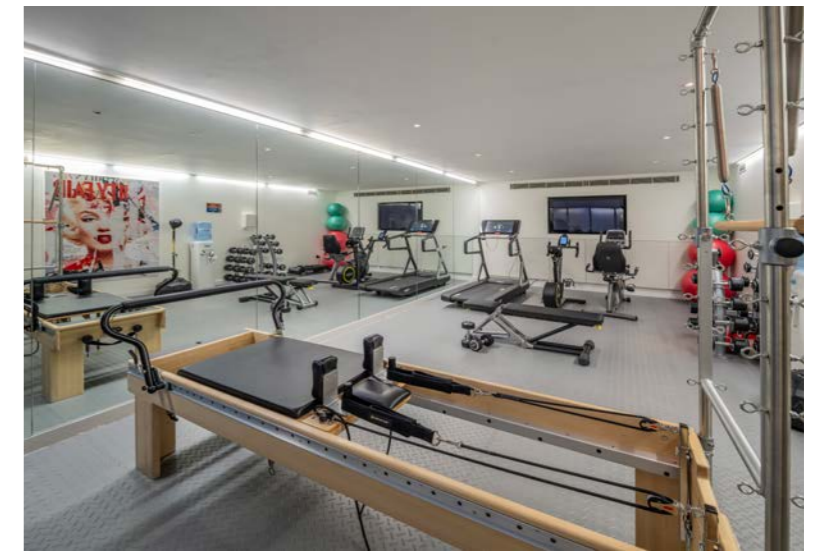
- Reception Hall
- Double Reception Room
- Kitchen/Breakfast Room with Gaggenau appliances
- Utility Room
- Principal Bedroom with En-Suite Dressing Area and Large Bathroom
- Bedroom 2 with En-Suite Dressing Area and Shower Room
- Study/Bedroom 3
- Large Guest Cloakroom which could easily be adapted as a Shower Room serving Bedroom 3

## AMENITIES

- Private Decked Terrace leading to South-Facing Lawned Garden
- Further Private Garden leading to Communal Gardens
- Air Conditioning throughout
- 24/7 Uniformed Portage/Concierge
- Direct Secure Lift Access
- 2 Dedicated Underground Parking Bays
- Large Store Room
- Communal 20 metre Heated Swimming Pool
- Gymnasium

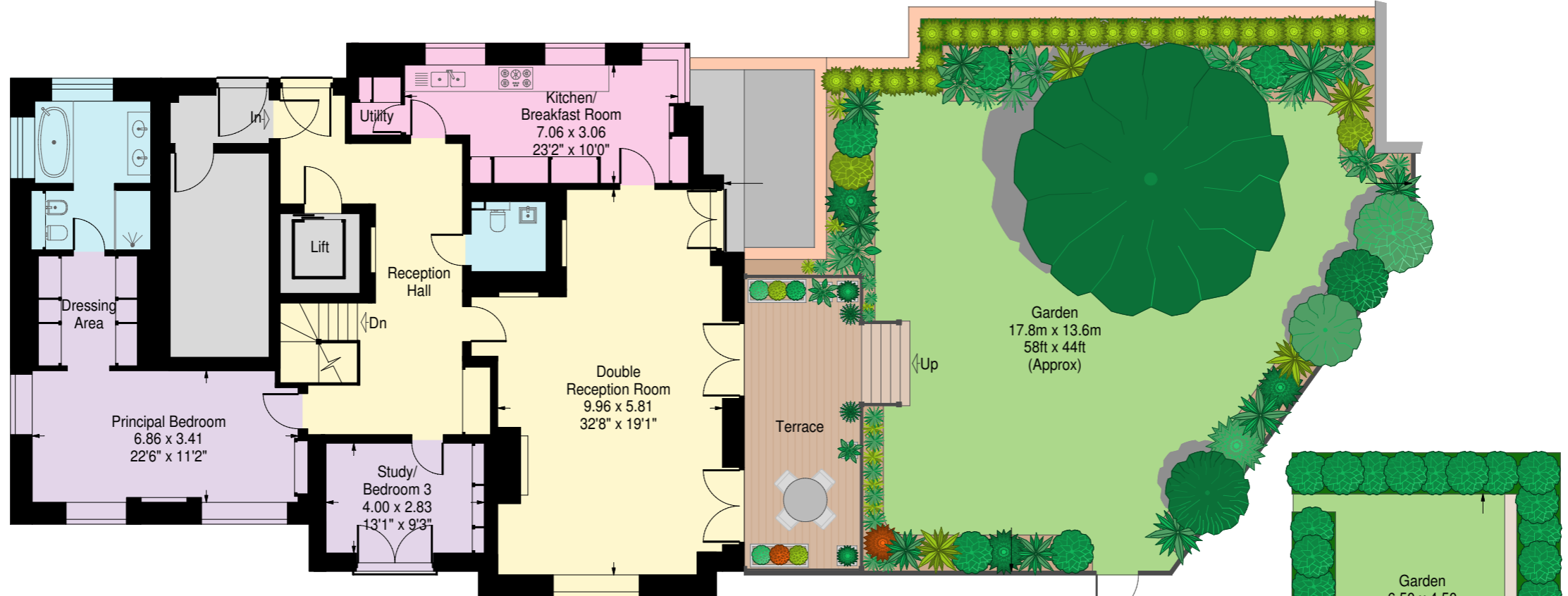




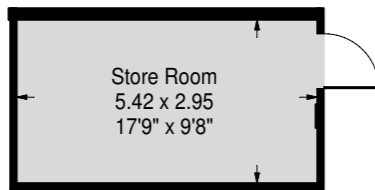


The duplex which is one of only two apartments in Hazel Court benefits from numerous amenities including air conditioning throughout, 24/7 uniformed hotel style porterage/concierge service, direct secure lift access, 2 underground parking bays and a large store room in addition to a communal 20 metre indoor heated swimming pool and a superbly equipped gymnasium.

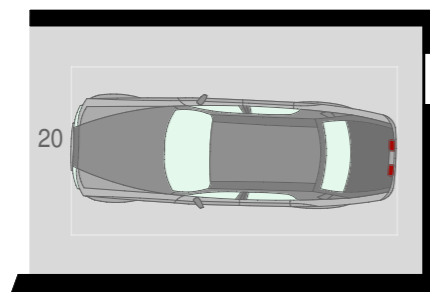




FIRST FLOOR

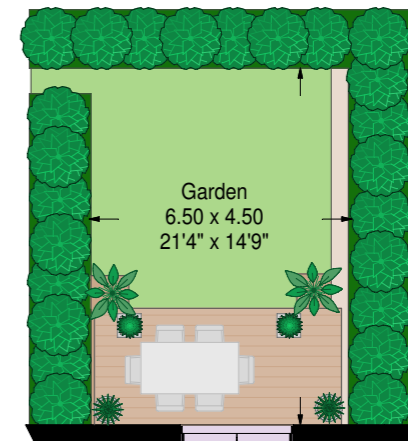


LOWER GROUND FLOOR



PARKING

Approximate Gross Internal Area:  
 Apartment - 215.7 sq.m. / 2,322 sq.ft.  
 (Not including parking or store room)  
 Store room - 15.9 sq.m. / 171 sq.ft.  
 Total - 231.6 sq.m. / 2,493 sq.ft.



GROUND FLOOR





TENURE: LEASEHOLD 999 FROM 08/08 2007 THUS 982 YEARS REMAINING INCLUDING A SHARE OF THE FREEHOLD

GROUND RENT: PEPPERCORN

SERVICE CHARGE: ESTIMATED TO BE APPROXIMATELY £26,500 FOR 2024

COUNCIL TAX: LONDON BOROUGH OF BARNET (BAND H)

ENERGY PERFORMANCE RATING: C

ASKING PRICE: £2,950,000

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JOINT SOLE SELLING AGENT

**ASTON CHASE**

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**IMPORTANT NOTICE**

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.