

No. 28 THE
BISHOPS
AVENUE
LONDON N2

LUXURY LIVING IN ONE OF LONDON'S MOST DESIRABLE ADDRESSES
AN EXQUISITE COLLECTION OF OPULENT APARTMENTS





COMPUTER GENERATED IMAGE

AN ADDRESS OF DISTINCTION

No 28 THE BISHOPS AVENUE LONDON N2

COMPLETION SPRING 2024

AN EXQUISITE COLLECTION OF JUST 7 OPULENT ONE, TWO & THREE BEDROOM APARTMENTS, SET IN GATED, LANDSCAPED GROUNDS IN ONE OF LONDON'S MOST DESIRABLE ADDRESSES.

Offering spacious lateral living in an imposing, elegant & classic facade, this stunning development also features secure underground parking & concierge. Internally these beautiful homes will be finished to the highest of standards combined with state-of-the-art technology for the ultimate in modern day living.

Situated on the exclusive, world-famous 'The Bishops Avenue', the development is within close proximity of Hampstead Garden Suburb, as well as the charming London villages of Highgate & Hampstead.

Brought to you by multi award winning developers, Heronslea – this development features the highest quality & finest design throughout.

SPECIFICATION

General

- Gas fired, underfloor heating throughout with individual room thermostats & heat miser Wi-Fi enabled controls
- Solid concrete floors throughout
- Wood double glazed sash windows
- 10-year new home build with Advantage Warranty Provider

Exterior, Communal Areas, Grounds & Parking

- Communal entrances designed with feature lighting
- Porcelain floor tile with border to ground floor & basement communal areas, carpet to stairs & other landings
- Landscaping in communal grounds
- Tiles floor finish to balconies
- Hard landscaping patio & pathways
- Private secure underground parking with reserved parking spaces for each apartment
- Heated ramp
- Individual storerooms for each apartment with power & lighting
- Car charging point for each apartment is required
- Private balconies to ground, first & second floor apartments
- External feature lighting
- External water tap
- Video entry system to all apartments
- Bln store

Gym

- Fitness suite with a mirrored wall – with supply of Equipment (Service Charge)

Concierge

- Service charge from 8am to 6pm (Give purchaser's flexibility)

Interior

- Lift design to all floors with direct access to residents parking level
- Air conditioning to principal rooms including kitchen, reception room & master bedroom
- LED design feature lit to cornice in the hallway
- Feature coffer ceiling with LED strip light to lounge
- Feature LED cornice in master bedroom, headboard wall only
- Fitted wardrobes/dressing areas in bedrooms 1 & 2

Internal doors

- Oversized doors
- High-quality ironmongery to all doors
- Multi point locking to main entrance of each apartment

Flooring

- Hard wood tiled flooring to lounge, hallway cupboards and kitchen (where open plan) or similar for client choice (2 options only)
- Carpet to all bedrooms & dressing areas
- Tiles in separate kitchens & utility rooms
- Oversized tiles in bathrooms

Lighting & Electrical

- Brushed stainless steel socket & light switch covers
- USB & USB C sockets within kitchen, master bedroom & lounge area
- LED down lights to all rooms
- Feature wall lights to master bedroom
- External lighting to selected areas i.e., balcony
- CAT6 & coax cabling to AV sockets
- Data network cabling installed adjacent to telephone locations
- Telephone connections – BT master located in AV cupboard with points to all bedrooms, lounge & kitchen
- Full TV system to provide receiving & distribution capabilities for terrestrial television (digital) FM radio, digital radio, SkyQ services are available at all TV points. All points linked to satellite dish on roof.
- Fibre & not copper
- Alarm System with Panic Button
- Smoke, heat & carbon monoxide alarms (Hard Wired)
- Multi-room audio via discreet in-ceiling speakers to master bedroom & lounge. Wiring only for future speaker installation to all other rooms
- CCTV to selected external communal areas - front & carpark entrance - recorded for security purposes if not manned

Hallway Cupboard/Utility Room

- Miele washing machine & tumble dryer located in the utility room
- Housing hot water cylinder with shelving for linen
- Sinks to utility Rooms

Bedrooms

- Wardrobes to master bedroom & bedroom 2
- Open carcasses to walk-in wardrobe areas

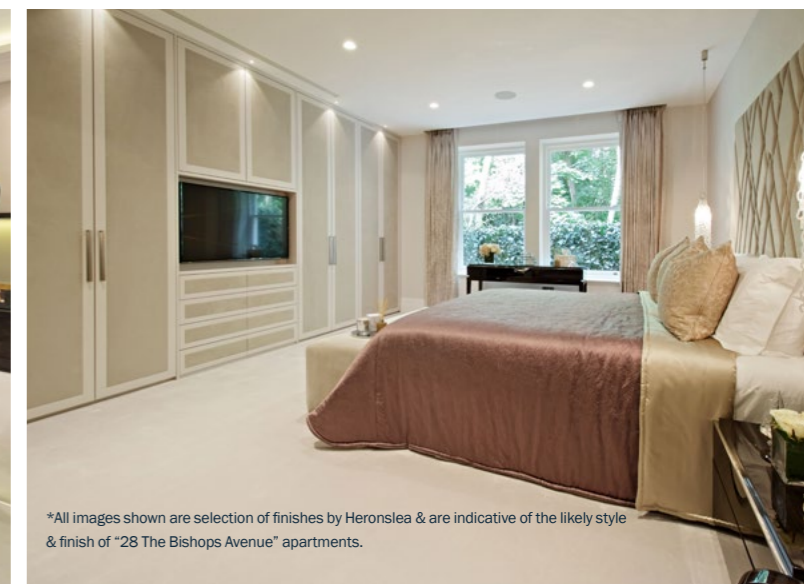
Kitchen/Breakfast

- Kitchen with soft closing cabinetry & drawer units
- Composite stone worktop & upstand splashback - or similar if bespoke for client choice
- Stainless steel under mount sink with chrome pull out spray tap
- Waste disposal – built in bins
- Chrome Quooker hot tap system for & chilled water supplies
- Miele integrated oven
- Miele integrated combination microwave/oven
- Miele induction hob
- Elica extractor hood
- Siemens integrated fridge & freezer
- Siemens Integrated dishwasher

Bathroom, Ensuities & Cloakroom

- Contemporary bathrooms & ensuites with feature LED lighting
- Feature cantilevered tiled shelf with sit on bowls & wall mounted tap in guest powder room
- Wall mounted basin with drawer vanity unit
- Recessed mirror cabinet above basin to master ensuites
- Taps mixers to master ensuites
- Walk-in wet room style showers with fixed glass screen, ceiling mounted rain shower head and handheld shower
- Thermostatically controlled shower valves
- Wall mounted WC pan with soft close seat and concealed cistern to all bathrooms
- Feature niches with LED lighting
- Thermostatically controlled electric towel rails
- Porcelain or ceramic floor & wall tiles
- Fully tiled ensuite bathrooms & guest powder room wall tiles

FINISHES & INSPIRATION



*The information provided within this specification is subject to change and should be used for indicative purposes only as a guide to the finished product. Heronslea reserve the right to make any changes as required without notice. This information provided has been prepared in good faith and does not constitute a contract, or warranty. Applicants should not rely on any of the information provided within this specification and are strictly advised to satisfy themselves by inspection or otherwise as to the correctness of any information provided.

*Each room layout is individually designed. Please refer to the floor plans for the specific information.

*All images shown are selection of finishes by Heronslea & are indicative of the likely style & finish of "28 The Bishops Avenue" apartments.

APARTMENT 3

2/3 BEDROOMS, GROUND FLOOR
TOTAL APPROX. FLOOR AREA
1562 SQ FT / 145.1 SQ M



Reception / Dining
7.94m x 5.3m / 26ft x 17ft

Kitchen
4.48m x 5.89m / 15ft x 19ft

Master bedroom
4.8m x 3.34m / 16ft x 11ft

Master En suite
1.9m x 3.77m / 6ft x 12ft

Bedroom 2
3.96m x 3.53m / 13ft x 12ft

Study / Bed 3
3.1m x 4.42m / 10ft x 14ft

Utility room
1.7m x 1.6m / 6ft x 5ft

Powder room
1.98m x 1.4m / 6ft x 5ft

Shower room
2.4m x 1.43m / 9ft x 5ft

Private terrace
9.9m x 1.99m / 32ft x 7ft

APARTMENT 5

2 BEDROOMS, FIRST FLOOR
TOTAL APPROX. FLOOR AREA
1475 SQ FT / 1371.1 SQ M



Reception / Dining /
7.6m x 6.6m / 24ft x 22ft

Master bedroom
4.3m x 4.9m / 14ft x 16ft

Master En suite
2.4m x 3.7m / 8ft x 12ft

Master Dressing
1.2m x 2.4m / 4ft x 8ft

Bedroom 2
5.3m x 5.2m / 17ft x 17ft

En suite 2
1.7m x 2.5m / 6ft x 8ft

Utility room
2.4m x 2.1m / 8ft x 7ft

Powder room
2.1m x 1.5m / 7ft x 5ft

Private terrace
0.9m x 3.7m / 3ft x 12ft

APARTMENT 6

2 BEDROOMS, FIRST FLOOR
TOTAL APPROX. FLOOR AREA
986.7 SQ FT / 91.7 SQ M

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Reception / Dining / Kitchen
7.4m x 5.9m / 24ft x 19ft

Master bedroom
2.99m x 4.2m / 10ft x 14ft

Master En suite
1.7m x 2.75m / 6ft x 8ft

Bedroom 2
3.9m x 3.0m / 13ft x 10ft

En suite 2
1.8m x 2.25m / 6ft x 7ft

Powder room
2.18m x 1.4m / 7ft x 5ft

Private terrace
4.74m x 2.15m / 16ft x 7ft

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A DEVELOPMENT BY

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