

# 58 The Bishops Ave, N2

## Development Opportunity

Exclusive apartments or re-development of existing house



**£22,500,000 unconditional for the freehold site**

### Existing Site

The existing site consists of a dilapidated house situated on The Bishops Avenue, close to its junction with Canons Close. The existing site measures approximately 1.7 acres and is set back from the road on a secluded plot with an elevated west-facing rear garden. The Bishops Avenue is a well-known exclusive address. The amenities of Hampstead and Highgate villages are also close by and Hampstead Heath and Kenwood House are within a few minutes walk. Hampstead and Highgate Golf Clubs are also a short walk.

### Recent Planning

Planning permission elapsed in 2014 to redevelop the existing house to provide approximately 30,000 sq. ft. Further information can be found at online with Barnet Council.

### Development

From initial conversations with Barnet Planning Department, there is potential to develop a scheme of luxury apartments incorporating part of the existing building. However, interested parties are required to make their own enquiries.

**Mann  
Smith**  
CHARTERED SURVEYORS

**Mann Smith** Chartered Surveyors  
49 Whitehall, London SW1A 2BX  
tel: 0207 839 8989 e-mail: [info@mannsmith.co.uk](mailto:info@mannsmith.co.uk)



#### Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed

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## Viewings

Strictly by appointment with  
Mann Smith:

## Anna Quirk

[anna@mannsmith.co.uk](mailto:anna@mannsmith.co.uk)  
0207 839 8989

## Ashley Medway

[ashley@mannsmith.co.uk](mailto:ashley@mannsmith.co.uk)  
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