



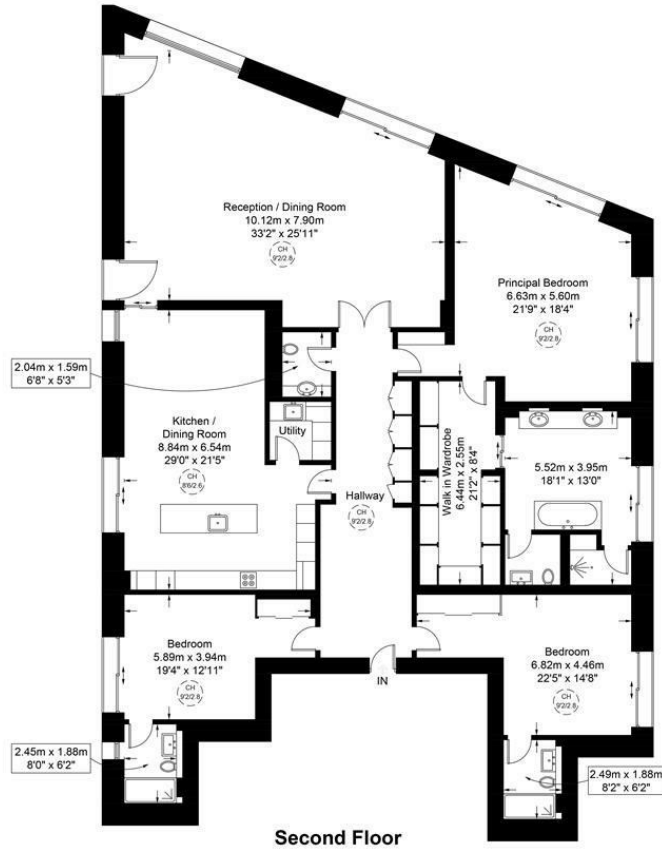
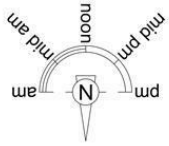
**3 Bed  
House  
located in**

**Guide price £7,750,000**



# The Bishops Avenue, N2

Approximate Gross Internal Area = 3155 sq ft / 293.1 sq m



Second Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



## DIRECTIONS

## CONTACT

61 Walton Street  
Knightsbridge  
London  
SW3 2JX

E: [elina@londonluxproperty.com](mailto:elina@londonluxproperty.com)  
T: 07501 755 522  
[londonluxproperty.com](http://londonluxproperty.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

