

**Bishops Wood Court, Aylmer Road, Highgate  
3 Bedroom Flat**

**Price: £715 pw**



- ✓ Luxury Three Bedroom Apartment
- ✓ Hi Spec Finish
- ✓ Secure Underground Parking
- ✓ Video Entry System
- ✓ Underfloor Heating

- ✓ Three Bathrooms
- ✓ Private Garden
- ✓ Landscaped Communal Gardens
- ✓ Boutique Development
- ✓ 1205 Sq Ft

## Bishops Wood Court, Aylmer Road, Highgate

Bryan Estates are proud to offer this luxury three bedroom three bathroom apartment set within a modern boutique development.

This ground floor apartment comprises of three double bedrooms (carpeted), two En suite bathrooms, luxury family bathroom, underfloor heating, large open plan reception room with floor to ceiling bi folding windows leading on to a large decked garden overlooking Highgate Golf Course, modern fitted kitchen with integrated appliances and breakfast bar and storage space throughout.

Facilities include lift, secure underground private parking with direct lift access, parking for visitors and a beautiful landscaped communal garden.

### Location

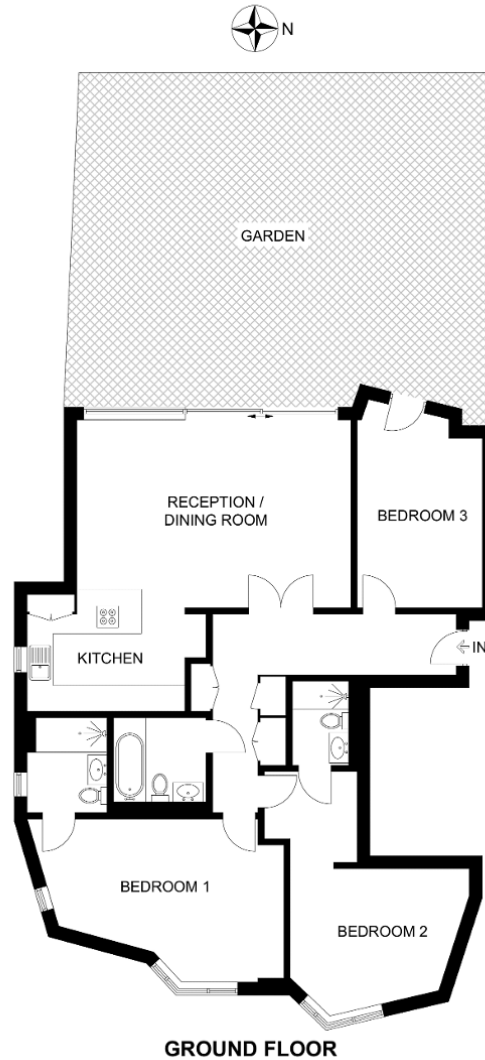
The development is situated moments from a range of shops and amenities that can be found in Highgate and Golders Green while the green open spaces of Hampstead Heath are also within close proximity.

East Finchley Station - 0.3 miles  
Highgate Station - 0.9 miles  
Golders Green Station - 1.4 miles



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.



**GROUND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA  
1205 SQ FT / 112.0 SQ M**

This plan has been drawn for illustrative and identification purposes only.

## Energy Performance Rating

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		