# Fire destroys £4.5m Grade II-listed mansion nearing completion on Barnet’s Millionaires’ Row



In the early hours of a recent Monday morning, a major fire engulfed Hollybush House, a Grade II-listed Georgian mansion valued at £4.5 million and situated on Barnet's Millionaires' Row. Neighbours reported that the house was under substantial renovation, aiming to transform it into a family home. The building, which boasts nine bedrooms, was in the final phases of an extensive refurbishment that had lasted for 18 months, according to planning documents submitted to Barnet Council.

The current owners, Robert and Helen Speroni, had reportedly invested considerable funds into restoring the property, with works including roof repairs and the installation of stone flooring. September had been slated as the completion month for this ambitious project, which aimed to restore the mansion’s historical features, including the reopening of an original fireplace in the master bedroom.

Witnesses recounted the harrowing speed with which the fire spread. Eyewitness reports indicated that the blaze started in the roof, quickly consuming the timber interiors. One neighbour described seeing flames engulfing the structure within just 20 minutes, while an eyewitness who alerted the fire brigade estimated that ten fire trucks had been dispatched to combat the flames. Despite the rapid response, efforts to save the mansion were hindered by challenges such as locating nearby hydrants and protecting adjacent properties, including another listed building.

More than 70 firefighters battled throughout the night to extinguish the fire and prevent further damage to surrounding homes. As reported by the London Fire Brigade, the roof and most of the first and half of the ground floors were severely damaged. By daybreak, images from the scene revealed a once-pristine property left in ruins, raising concerns about the future of Hollybush House and its restoration efforts.

This incident underscores a troubling trend in Barnet, where luxury properties and derelict mansions often attract attention for all the wrong reasons. A similar incident recently occurred on The Bishops Avenue—frequently dubbed "Billionaires' Row”—where a derelict mansion was destroyed by a fire that raged for nearly three hours. The cause of that fire, like the one at Hollybush House, remains unresolved, prompting concerns about safety in a locale known for its extravagant homes, some valued upwards of £65 million.

Residents in the area expressed their dismay over the loss of such an iconic structure, which had been close to being restored to its former glory. Speak to local publications, long-term neighbours lamented the sudden destruction, noting that the mansion had been undergoing renovations with promises of a revitalised family home. One resident remarked, “They’ve spent thousands on it; let’s just hope they have good insurance.”

As the investigation into the fire continues, the fate of Hollybush House remains uncertain. Understanding the implications of this fire is essential, not only for the Speronis but also for the community that has closely followed the renovations, eager to see the historic building returned to its former splendour.

## Reference Map:

* Paragraph 1 – [[1]](https://www.dailymail.co.uk/news/article-14750099/Within-minutes-house-engulfed-flames-Neighbours-reveal-fire-ravaged-4-5m-Grade-II-Listed-Millionaires-Row-mansion-renovated-dream-family-home.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.independent.co.uk/news/uk/home-news/barnet-fire-mansion-billionaires-row-b2379691.html)
* Paragraph 2 – [[1]](https://www.dailymail.co.uk/news/article-14750099/Within-minutes-house-engulfed-flames-Neighbours-reveal-fire-ravaged-4-5m-Grade-II-Listed-Millionaires-Row-mansion-renovated-dream-family-home.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[4]](https://barnetpost.co.uk/2023/07/21/fire-in-empty-house-on-billionaires-row/)
* Paragraph 3 – [[1]](https://www.dailymail.co.uk/news/article-14750099/Within-minutes-house-engulfed-flames-Neighbours-reveal-fire-ravaged-4-5m-Grade-II-Listed-Millionaires-Row-mansion-renovated-dream-family-home.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.independent.co.uk/news/uk/home-news/barnet-fire-mansion-billionaires-row-b2379691.html), [[5]](https://www.itv.com/news/london/2023-07-21/firefighters-tackle-huge-blaze-on-londons-billionaires-row)
* Paragraph 4 – [[3]](https://news.sky.com/story/fire-on-billionaires-row-firefighters-tackle-blaze-at-derelict-mansion-in-north-london-12924806), [[6]](https://www.hamhigh.co.uk/news/23788683.derelict-billionaires-row-mansion-approved-become-flats/)
* Paragraph 5 – [[1]](https://www.dailymail.co.uk/news/article-14750099/Within-minutes-house-engulfed-flames-Neighbours-reveal-fire-ravaged-4-5m-Grade-II-Listed-Millionaires-Row-mansion-renovated-dream-family-home.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[3]](https://news.sky.com/story/fire-on-billionaires-row-firefighters-tackle-blaze-at-derelict-mansion-in-north-london-12924806)
* Paragraph 6 – [[1]](https://www.dailymail.co.uk/news/article-14750099/Within-minutes-house-engulfed-flames-Neighbours-reveal-fire-ravaged-4-5m-Grade-II-Listed-Millionaires-Row-mansion-renovated-dream-family-home.html?ns_mchannel=rss&ns_campaign=1490&ito=1490)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.dailymail.co.uk/news/article-14750099/Within-minutes-house-engulfed-flames-Neighbours-reveal-fire-ravaged-4-5m-Grade-II-Listed-Millionaires-Row-mansion-renovated-dream-family-home.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.independent.co.uk/news/uk/home-news/barnet-fire-mansion-billionaires-row-b2379691.html> - A derelict mansion on London's 'Billionaires' Row' was destroyed in a significant fire. Firefighters responded to the blaze on The Bishops Avenue in Barnet, which raged for nearly three hours, completely destroying the roof and damaging parts of the ground and first floors. The cause of the fire remains unknown, and residents were advised to keep their doors and windows shut due to heavy smoke. The Bishops Avenue is renowned for its luxury properties, with some valued up to £65 million.
3. <https://news.sky.com/story/fire-on-billionaires-row-firefighters-tackle-blaze-at-derelict-mansion-in-north-london-12924806> - Firefighters battled a blaze at a derelict mansion on The Bishops Avenue, known as 'Billionaires' Row', in Barnet, north London. The fire started on the ground floor, damaging the first floor and destroying the roof of the three-storey building. The smoke was so thick it was visible and smelled in central London. Residents were advised to keep their doors and windows shut. The cause of the fire is undetermined. The Bishops Avenue is one of Britain's most expensive streets, with properties valued up to £65 million.
4. <https://barnetpost.co.uk/2023/07/21/fire-in-empty-house-on-billionaires-row/> - A derelict house on The Bishops Avenue, known as 'Billionaires' Row', was partially destroyed by a fire. Around 70 firefighters attended the blaze, which was under control by 3.30am. The fire destroyed part of the ground and first floors and the entire roof. The cause of the fire is under investigation. The Bishops Avenue is known for its large, expensive properties, many of which have been abandoned for years.
5. <https://www.itv.com/news/london/2023-07-21/firefighters-tackle-huge-blaze-on-londons-billionaires-row> - Firefighters from several boroughs tackled a huge blaze in a derelict mansion on London's 'Billionaires' Row'. Ten fire engines and around 70 firefighters were called to the house fire on The Bishops Avenue in Barnet. The roof of the three-storey house was completely destroyed, and parts of the ground floor and first floor were severely damaged. The smoke was so thick it could be seen and smelled in central London. Residents were advised to keep their doors and windows shut. The cause of the fire is not known.
6. <https://www.hamhigh.co.uk/news/23788683.derelict-billionaires-row-mansion-approved-become-flats/> - Redevelopment plans to transform a derelict multi-million-pound mansion, ravaged by a massive blaze, into flats have been approved. The abandoned house, known as The Towers in The Bishops Avenue, had its roof destroyed and damage to the first floor and part of a ground floor after a fire on July 23. Barnet Council approved plans to demolish the site and replace it with a six-storey block containing 65 flats and underground parking.
7. <https://www.hamhigh.co.uk/news/23679300.flats-plans-site-billionaires-row-home-hit-fire/> - Plans to demolish a derelict multi-million-pound mansion on The Bishops Avenue, known as 'Billionaires' Row', and replace it with flats have been submitted. The house, known as The Towers, was damaged by a fire on July 23, which destroyed the roof and damaged parts of the ground and first floors. The developers hope to create 64 high-end residential two and three-bedroom apartments within a new building replacing The Towers.