



**39 Lyndhurst Avenue, NW7 2AD**

£1,295,000

**richard  
james**  
ESTATE AGENTS

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## Property Description

NEW BUILD - A stunning newly built detached family home arranged over 3 floors, 1846 sq ft / 171.5 sq m within easy reach of Mill Hill Broadway and within a stone's throw of various open spaces.

The magnificent, air conditioned, house which has been finished to the highest of specification throughout, comprises a wonderful 19'1 x 15'10 Kitchen/Living/Diner, Reception Room, Four Bedrooms, Three Bathrooms (2 en-suite) and guest Wc.

Offered for sale with 10 year new home warranty, off street parking for several cars, Underfloor heating to the ground floor, Siemens & Neff appliances and large South facing rear Garden with patio and detached outbuilding/home our client has carefully considered how a modern family lives when designing this house.

Lyndhurst Avenue is very well placed for popular local schools in both the state and private sectors. Local shopping, parkland, places of worship, transport links including Thameslink Station are all also within close proximity.

## Key Features

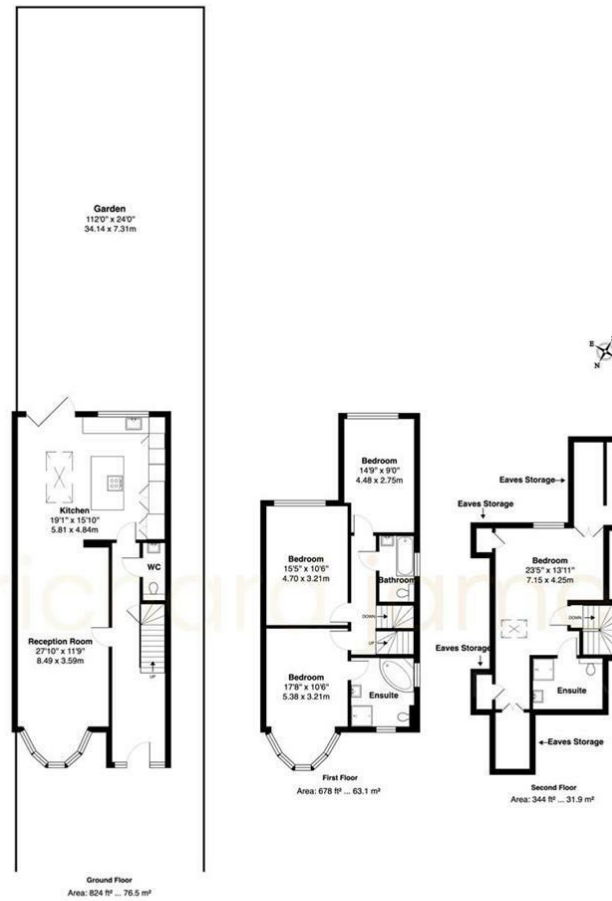
## Important Information

- **Price:** £1,295,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** B
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Lyndhurst Ave NW7

Total Gross Area: 1846 sq ft ...171.5 sq m ( excluding eaves storage )

Floor plans are for identification and guidance purposes only, not to scale.  
Complete FICB code of measuring practice.

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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