



glentree

020 8458 7311

www.glentree.com



LYNDALE AVENUE, NW2



JOINT AGENT. FREEHOLD.

GUIDE PRICE £4,500,000

SIX DOUBLE BEDROOMS: FOUR BATHROOMS (THREE EN-SUITE):

THREE GUEST CLOAK ROOMS: DINE IN KITCHEN: SEPARATE
UTILITY ROOM: SOUTH FACING RECEPTION : BALCONY: 68" REAR
SOUTH FACING GARDEN: 300SQFT GARDEN STUDIO: MEDIA ROOM

Brand newly refurbished six-bedroom house set on a large corner plot
on Lyndale Avenue, offering six double bedrooms, four bathrooms
(four en-suites) and three guest cloak rooms.



Offering over 5,135 sq. ft of internal accommodation including, dine in kitchen with walk in pantry, separate utility room, south facing reception, dining room with a balcony overlooking the 68" rear south facing garden where you will find an expansive landscaped gardening with a 300 sq. ft garden studio/media room which is home to a kitchen and media centre.

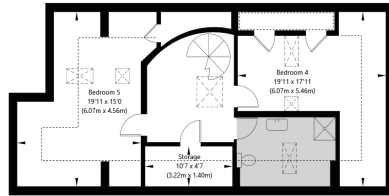
In addition, the property on the garden level has a media room, guest bathroom, kitchen, utility room/boot room and a garage.

The property has been finished to the highest standards.

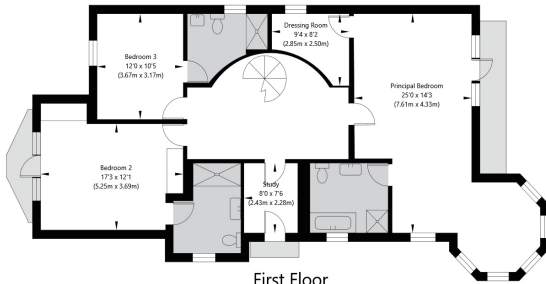




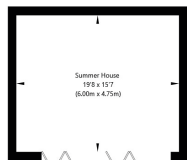
Lyndale Avenue, London NW2 2QB



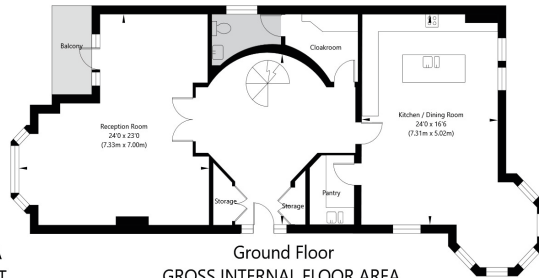
Top Floor
GROSS INTERNAL FLOOR AREA
APPROX. 78.22 SQ M / 842 SQ FT



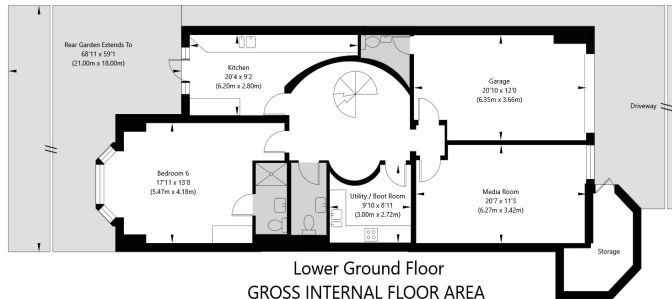
First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 123.05 SQ M / 1324 SQ FT



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 28.5 SQ M / 307 SQ FT



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 123.55 SQ M / 1330 SQ FT



Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 123.78 SQ M / 1332 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 477.1 SQ M / 5135 SQ FT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

glentree
020 8458 7311
www.glentree.com

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.