



glentree

NEW HOMES

020 8731 9500

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## , Lyndhurst Road, NW3

A 2 bedroom, spacious ground floor apartment nestled in the heart of Lyndhurst Road, Hampstead. Spanning 1424 sq ft., the property has been interior designed with a classical yet modern finish.

The property features 2/3 bedrooms, including a large principle bedroom with en suite, further double bedroom & family bathroom., large reception room, kitchen & dining room (which could be used as a 3rd bedroom). There is a balcony, garage & 1 off street parking space, Situated within walking distance of Hampstead High Street and Belsize Park, it offers unparalleled accessibility to local amenities.

**JOINT SOLE AGENT**

**Asking Price £2,400,000**



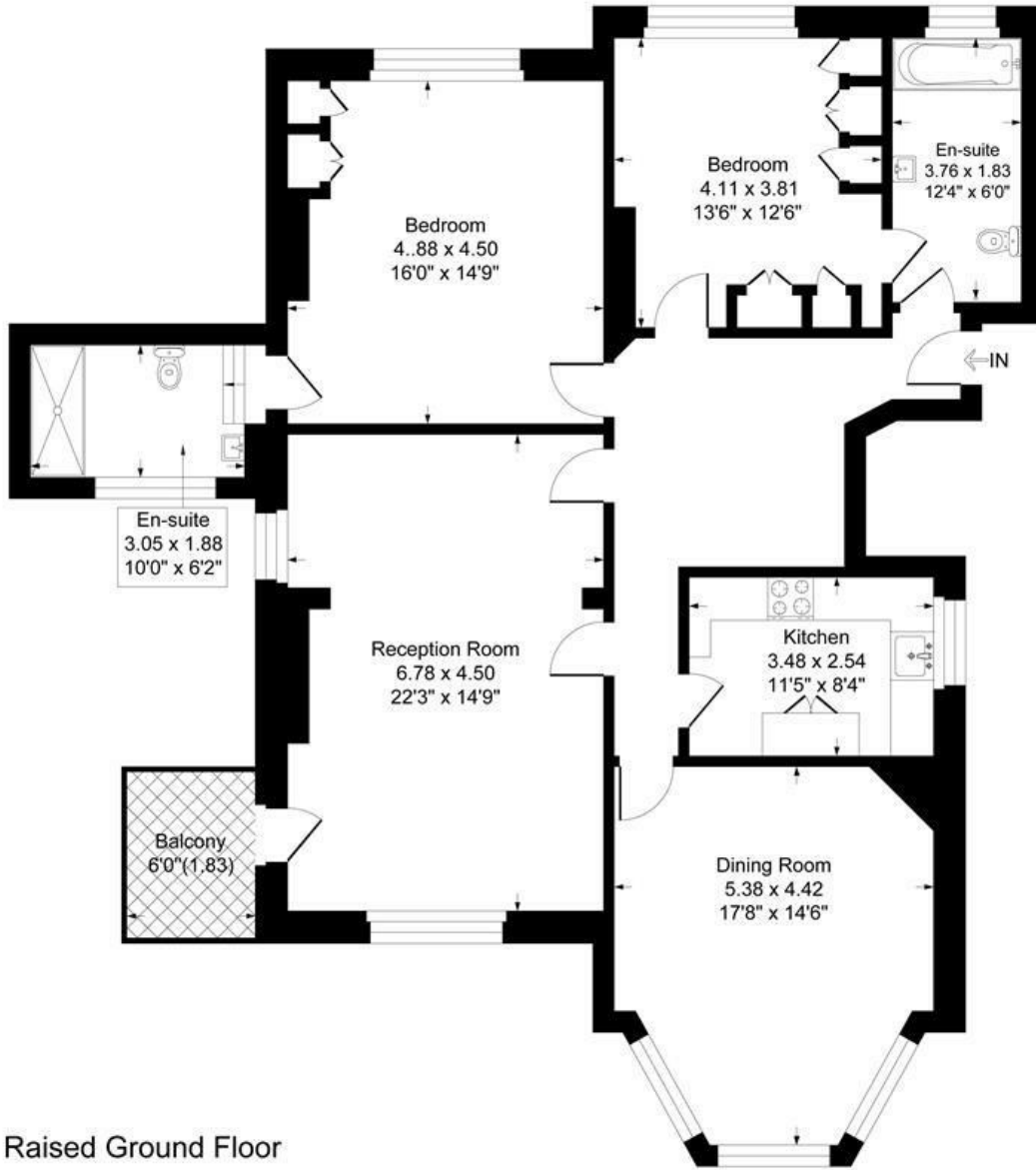
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# Lyndhurst Road, London, NW3

Approximate Gross Internal Floor Area = 132.2 sq m / 1424 sq ft



Raised Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
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