



glentree
INTERNATIONAL

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LINDEN LEA N2



FREEHOLD. JOINT AGENT.

GUIDE PRICE £2,950,000.

ENTRANCE HALL: LIVING ROOM: KITCHEN: STUDY: 2 GUEST WC: 5

BEDROOMS (2 WITH EN SUITES): 2 FAMILY BATHROOMS:

OFF-STREET PARKING: REAR LANDSCAPED GARDEN:

EPC RATING E: COUNCIL TAX BAND H



A beautifully appointed family home having been meticulously refurbished and remodelled to the highest of standards. Offering just under 3,000 sq ft over 3 floors, the ground floor features a light and spacious double reception room, a "Bulthaup" kitchen/ breakfast room with ""Miele" appliances, staff room with ensuite shower room and guest cloakroom.

On the upper floors there are 5 double bedrooms including a magnificent master bedroom suite which includes a large dressing room and full luxurious bathroom. Plus a further family bathroom and 2 ensuite shower rooms serving the other 4 bedrooms.



Further benefits include a delightful large garden has been landscaped, a full lighting control system by "Lutron", solid Oak flooring, "Bang & Olufsen" speakers in all rooms with a "Sonos" wireless system and CCTV. Off street parking available for 1 car.

Linden Lea is located in the heart of Hampstead Garden Suburb and is moments away from the amenities of The Market Place, Lyttelton playing fields and Norrice Lea Synagogue.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

LINDEN LEA

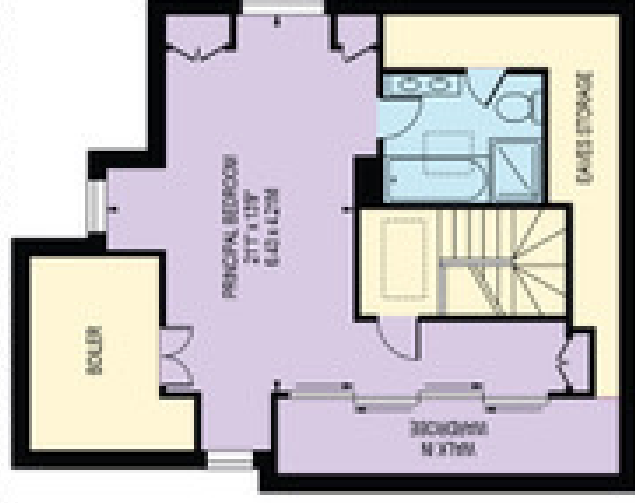
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2917 SQ FT - 270.96 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

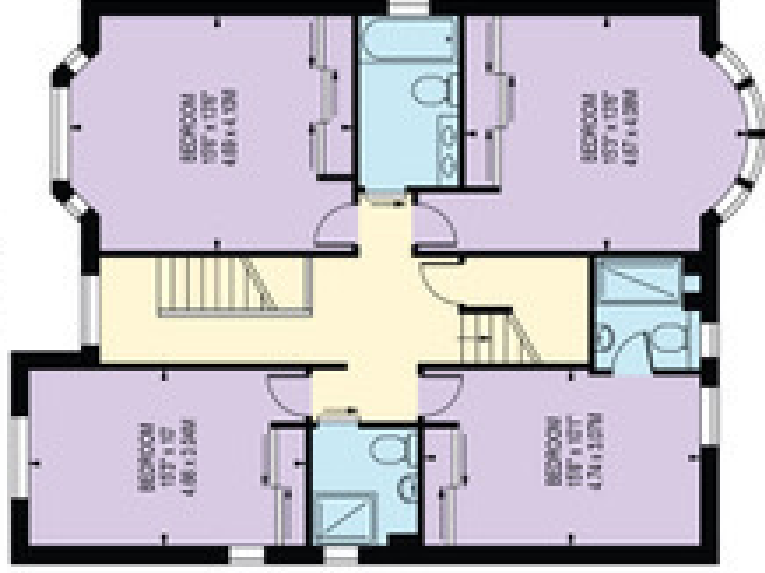
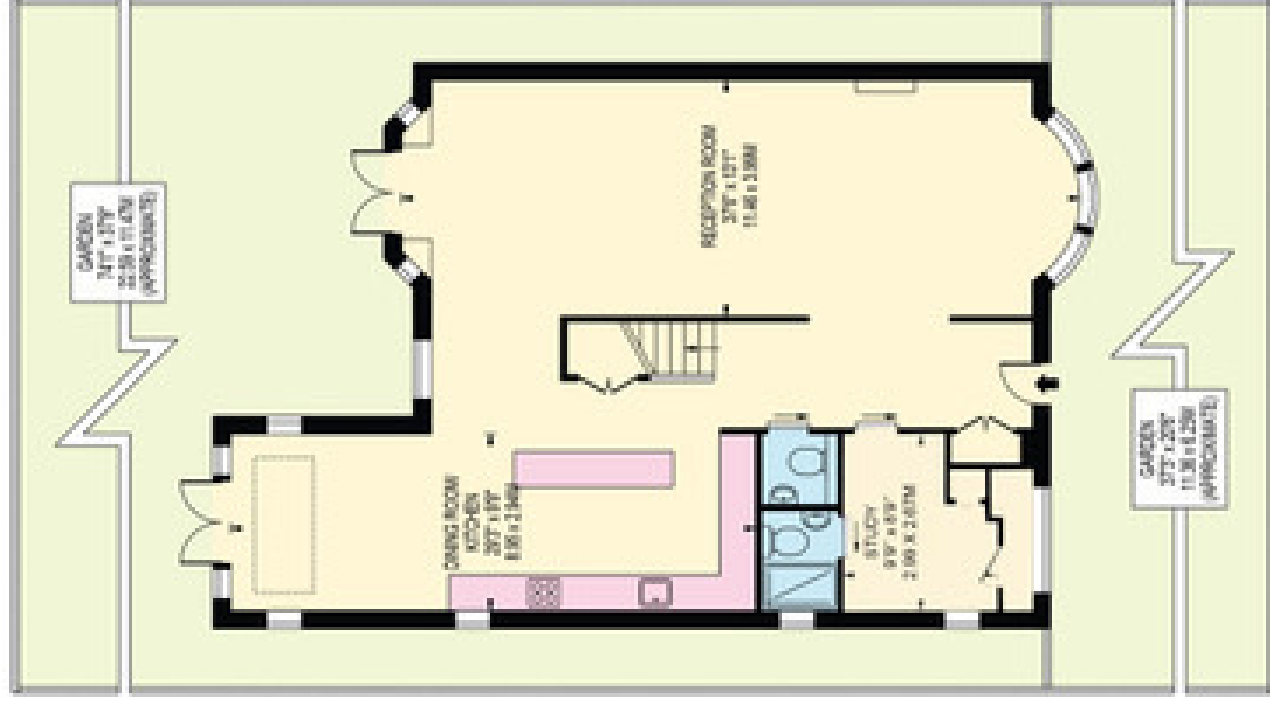
APPROXIMATE GROSS INTERNAL FLOOR AREA: 2748 SQ FT - 254.64 SQ M

(EXCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 176 SQ FT - 16.32 SQ M



SECOND FLOOR



FIRST FLOOR

GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.