

**LYNDALE AVENUE  
LONDON  
NW2**



**Bargets Estate Agents**

**A SUPERB REFURBISHED AND INTERIOR DESIGNED EXQUISITE  
FIVE BEDROOM FAMILY HOME.**



**Lyndale Avenue, has undergone an exceptional and meticulous full renovation throughout and the home is perfectly suited for family life whilst offering show stopping entertaining spaces alongside well thought interior and architectural design. Totalling near 3,100 Sq. Ft. and arranged over three floors, the house impresses you immediately from the exterior, with its immaculate facade, landscaped frontage and driveway.**

**Approaching a spacious entrance hall with featured working fireplace, provides the line of sight enjoying a clear view of the impressive rear garden. The well-planned configuration enjoys a generous front reception room, open plan kitchen/dining/living space with seamless connection to the garden via multiple bi-fold doors. The German made kitchen offers clean lines with luxury appliances and leads to a dedicated utility room with separate entrance from the side of the house. A dining space sits under a large skylight and a stylish sitting area is complemented by a working fireplace and exposed brick wall feature. The 100ft garden has been designed to offer all year interest with very little maintenance required. A converted garage now sits as an open vaulted barn style building, perfect for outdoor entertaining or to be utilised as an outdoor kitchen (water and power connected). The garden is also complete with a versatile modern studio.**

**The property further comprises, a generous principal bedroom suite with well-designed closet/dressing room and floor to ceiling sliding doors/Juliet balcony viewing directly onto the wide reaching green vantages. Additionally, four further bedrooms and three bathrooms (2 en-suite), office/nursery room, guest cloakroom and a private balcony terrace with views over the rear garden.**

**Lyndale Avenue sits within the neighbourhood of Childs Hill, West of Hampstead and North of West Hampstead. Favoured for its close proximity to the Heath and Golders Hill park, as well as numerous private schools and desirable local primary schools close by. The location is served by the transport connections at Finchley Road and Frognal (Overground), Finchley Road (Metropolitan Line and Jubilee Line), Golders Green (Northern Line) and Cricklewood (Thames Link). The area is also perfectly position for quick access to the M1, A406 and A41 for access to north and west London as well as major London airports.**

## **Accommodation & Amenities**

- \*Reception Room**
  - \*Kitchen/Dining/Living Space**
  - \*Principal Bedroom Suite**
  - \*Well-Designed Closet/Dressing Room**
  - \*Four Further Bedrooms**
  - \*Three Bathrooms (2 En-Suite)**
  - \*Office/Nursery Room**
  - \*Utility Room with side access**
  - \*Modern Studio/Summer House with Water & Internet**
  - \*Converted Garage / Vaulted Barn / Outdoor Kitchen Space**
  - \*Guest Cloakroom**
  - \*Balcony/Terrace**
  - \*Juliet Balcony**
  - \*Manicured/Landscaped Garden**
  - \*Off-Street Driveway Parking**
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- \*Porcelain Floors with Wood Effect**
  - \*Underfloor Heating**
  - \*Sonos Sound System Indoor/Outdoor**
  - \*X2 Gas Operated Fireplaces**
  - \*Italian Kitchen Appliances**
  - \*Nest Controlled on all floors**
  - \*Bluetooth Bathroom Mirrors**
  - \*Ethernet Connections & USB Ports in all rooms**
  - \*Door Entry System on all floors**
  - \*Security Cameras all around the property**

**FREEHOLD**

**GUIDE PRICE**

**OFFERS IN  
EXCESS OF**

**£2,500,000**

**Subject to Contract**



















































