

LEXINGTONS



FOR
SALE



Lyndhurst Gardens, London, NW3

Asking Price £900,000



Flat 3, 1 Lyndhurst Gardens, London, NW3 5NS

Asking Price £900,000

- 2 Double bedrooms - Two bathrooms - 1,431 sq ft (133 sq m) including terrace
- Requires modernisation - Great layout - 1st Floor - Large terrace - Lots of light
- Quiet corner location on Akenside Road / Lyndhurst Gardens
- Leasehold (146 years unexpired) - Ground rent £1 - Service charge £411,50
- Living room with high ceiling and stunning bay window
- Nearby tube stations: Belsize Park, Swiss Cottage, Finchley Road

Description

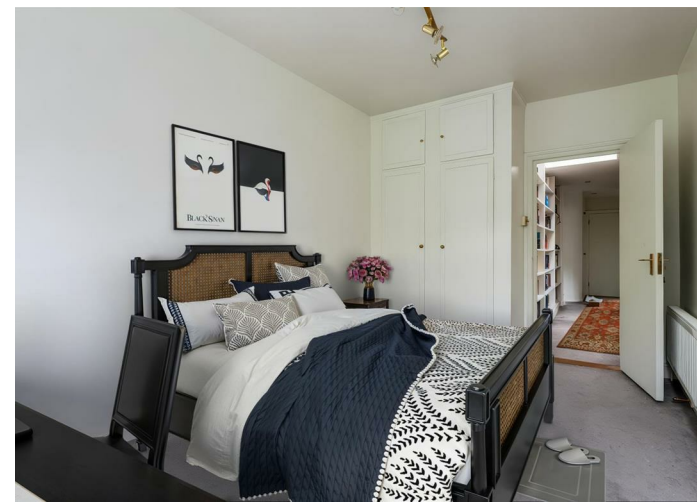
For the first time in 30 years, this charming 1st-floor apartment is ready for a new chapter.

You'll enter through a wide, easy staircase into a proper hallway — Inside, there are two spacious double bedrooms and two large bathrooms (one ensuite). The kitchen is separate, waiting for your personal touch, while the living room stands out with its impressively high ceiling and a beautiful bay window that lets in plenty of natural light — giving the space a bright, airy feel. There's also a large terrace, perfect for a quiet coffee or some fresh air. The layout is smart and practical, with a real sense of space throughout. It does need some modernising, but that just means you get to put your own stamp on it. Set on a peaceful corner of Akenside Road and Lyndhurst Gardens, you're close to top schools, the buzz of Belsize Village, and well-connected tube stations — Belsize Park, Swiss Cottage, and Finchley Road — all just around the corner. A quiet, light-filled home in a fantastic location — a genuine find.

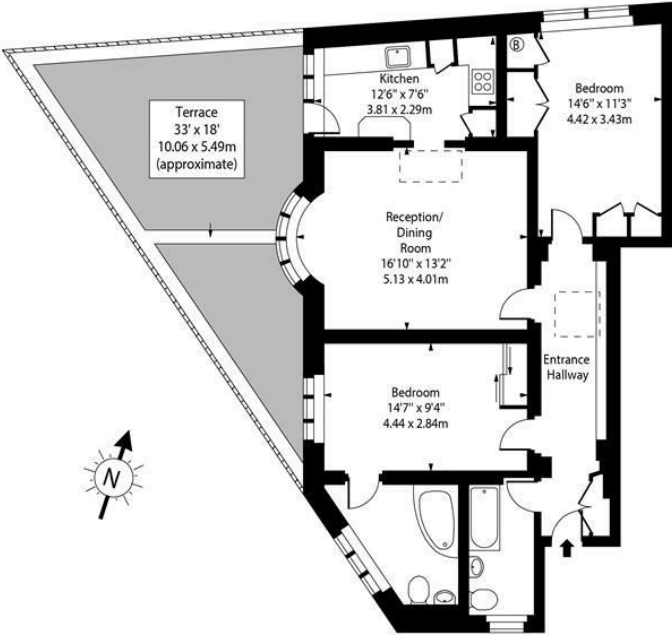
*Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.



Lyndhurst Gardens, NW3

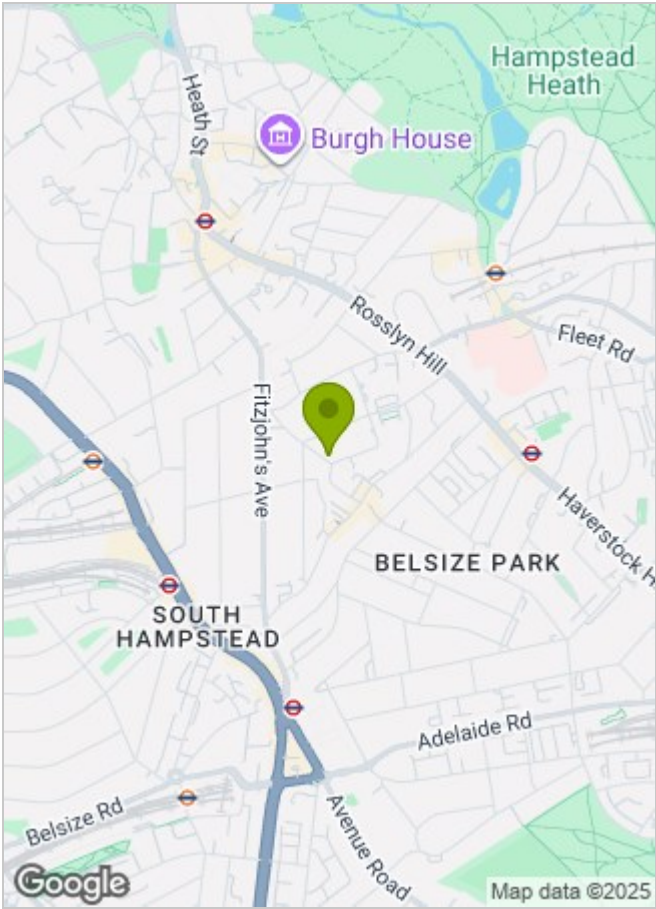


First Floor

Approx Gross Internal Area 875 Sq Ft - 81.29 Sq M

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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