



House

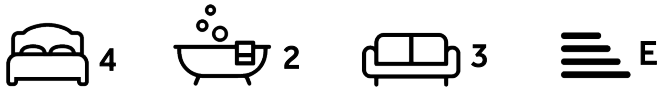
Lyndale Avenue
London
NW2 2QD

£1,875,000

Council Tax Band: G

FEATURES

- 4 Bedrooms
- 2 Reception Rooms
- Eat In Kitchen/Breakfast Room
- 2 Bathrooms
- 113 Ft Garden
- Separate Garage
- Entrance Hallway



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4 Bedroom House located in London

A bright and spacious four bedroom semi detached family home situated in this quiet tree-lined turning located in Childs Hill NW2. This fantastic property offers 2418 Sq Ft (224 Sq M) of well planned accommodation and comprises; large entrance hallway, two reception rooms, fully fitted eat in kitchen/breakfast room with direct access onto the stunning 113ft manicured garden, principal bedroom with good storage and en-suite bathroom, three further double bedrooms and a family bathroom. Additional benefits include an abundance of charm and period features, double glazed windows, separate garage (accessed via a shared driveway) and ample storage throughout. Lyndale Avenue is a popular tree-lined road, situated within a short walk to the transport facilities on Finchley Road which provides easy access into the West End and City.



Lyndale Avenue, NW2

Approximate Gross Internal Area = 2418 sq ft / 224.7 sq m

Restricted Height = 158 sq ft / 14.7 sq m

Garage = 145 sq ft / 13.5 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

