



Linden Lea, Hampstead Garden Suburb, N2

Freehold

£2,695,000



800 finchley road, hampstead garden suburb, london, nw11 7tj

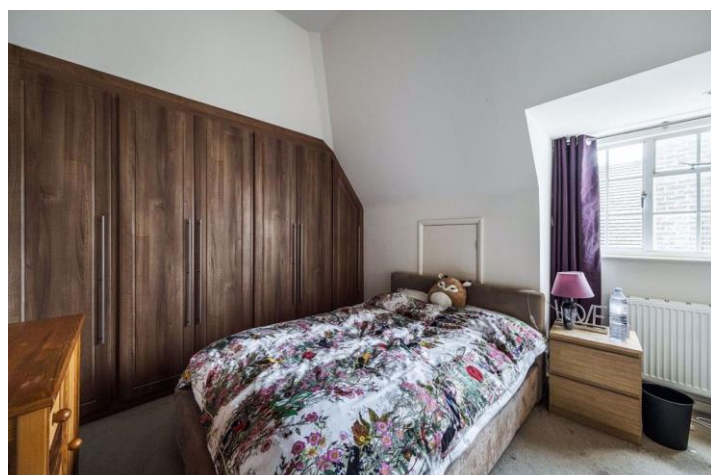
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offices also in highgate

A delightful and handsome detached 6 bedroomed family house located in this popular road backing directly onto the open expanse of Lyttelton playing fields. The property is set over 3 floors comprising a reception room, dining room, family room, kitchen/breakfast room, master bedroom with en-suite bathroom, five further bedrooms, two further bathrooms, guest cloakroom, utility room. Off street parking for 2 cars and a large landscaped rear garden enjoying views over Lyttelton Playing Fields. Viewing of this fine family home is highly advised.

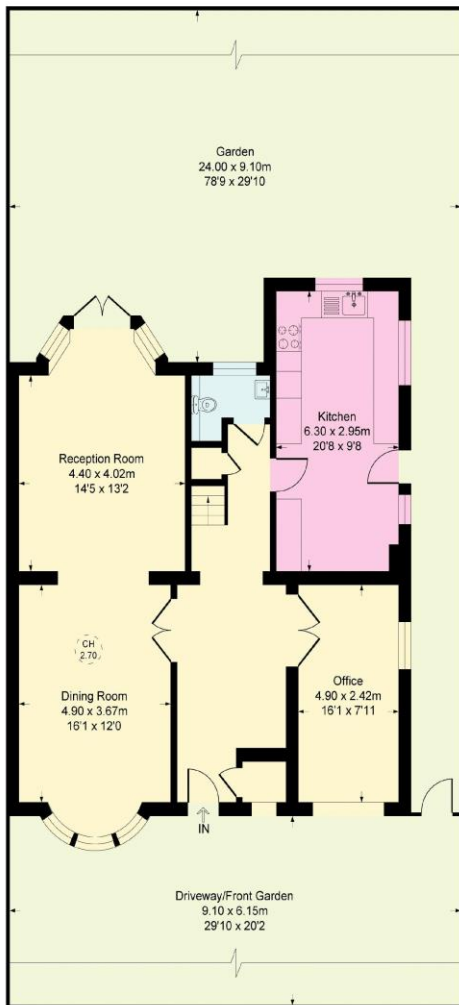
Detached house | Off street parking for 2 cars | Six bedrooms | Three reception rooms | Three Bathrooms (one en suite) | Prestigious location | Close to local amenities | Large rear garden | EPC=E



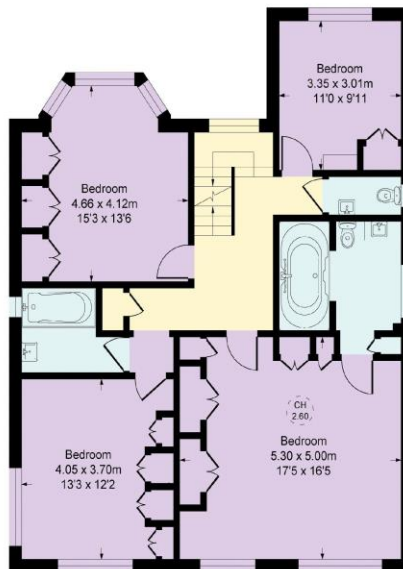


## 45 Linden LEA, N2

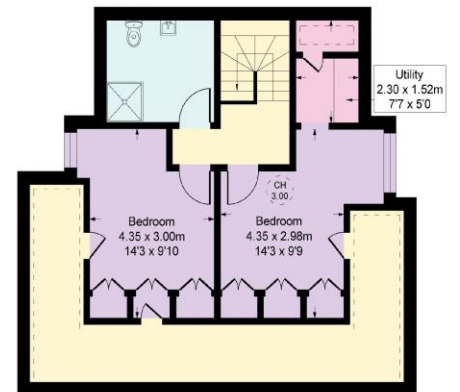
Approximate Gross internal Area = 2560 sq ft 237.8 sq m



**Ground Floor**  
1047 sq ft / 97.2 sq m



**First Floor**  
1052 sq ft / 97.7 sq m



**Second Floor**  
462 sq ft / 42.8 sq m

This Plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy or completeness of it or any information within it.

Whilst every effort is made to ensure these details are accurate, all measurements given are approximate and for guidance only. We are unable to comment on the structure of the building or services and any investigations should be carried out by a qualified surveyor. We strongly advise you to ensure that all legal aspects are fully investigated by your solicitor prior to a purchase. We have not applied tests to any appliances or equipment and therefore cannot verify these are in good working order. We understand from the vendor that the fixtures and fittings listed are to be included in the sale price but these may be subject to negotiation.