



## Lindfield Gardens | London | NW3

Asking price £1,650,000 | Leasehold

 3  2  1  E

**ADN**  
RESIDENTIAL

A beautifully refurbished, high-specification two/three-bedroom lateral apartment occupying the entire raised ground floor of an attractive double-fronted period conversion, ideally situated in the heart of Hampstead Village.

Extending to over 1,350 sq ft, this exceptional home offers thoughtfully designed living space finished to an impeccable standard, featuring high ceilings and an abundance of natural light throughout. The accommodation comprises a spacious open-plan reception area with a fully fitted kitchen, a principal bedroom with a bay window, bespoke built-in storage and an en-suite bathroom, a second double bedroom, and a contemporary family shower room.

Additional features include a separate office/utility room, air conditioning, and an integrated Sonos sound system. Lindfield Gardens is a charming tree-lined street, conveniently located just 0.5 miles from Hampstead Underground station (Northern Line) and the wide range of amenities the Village has to offer.

We are obliged under the Estate Agent Act 1979 to inform you that the seller of this property has a personal connection to ADN Residential.

Tenure: Leasehold - 997 Years Remaining  
Service Charge:

- Open Plan Kitchen/Reception Room
- Fully Fitted Kitchen
- 2 Bedrooms
- 2 Bathrooms
- Study
- High Ceilings
- Air Conditioning
- High Specification

Council Tax Band: G  
EPC: E

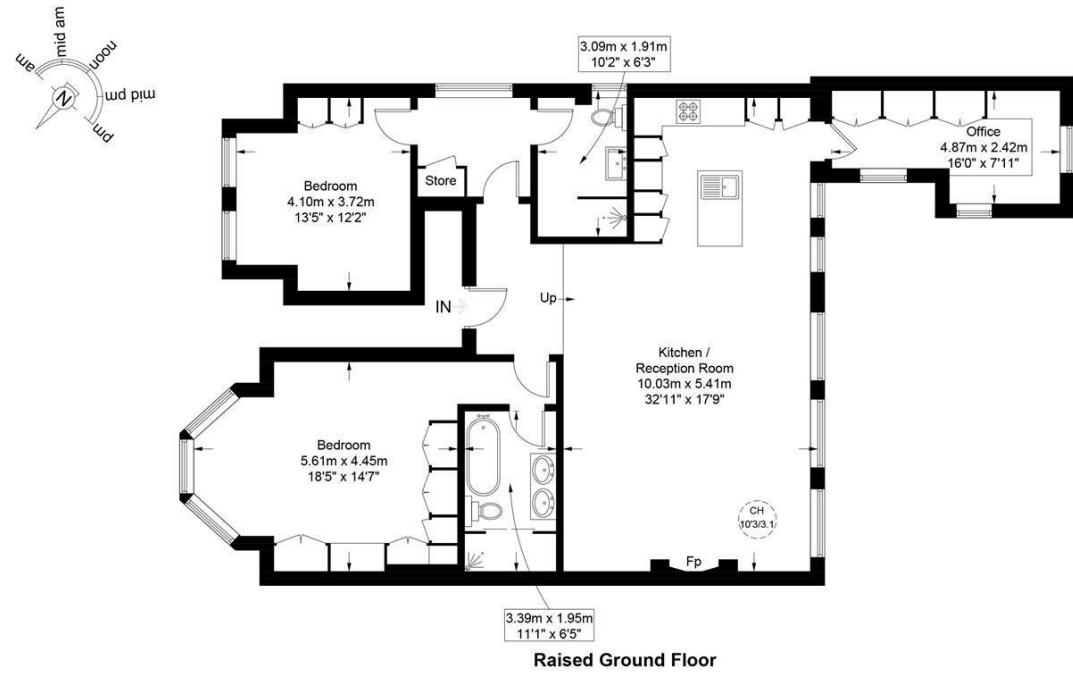




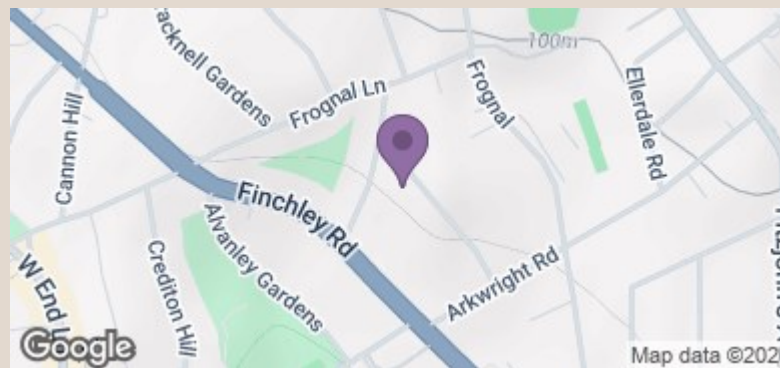


**Lindfield Gardens, NW3**

**Approximate Gross Internal Area = 1355 sq ft / 125.9 sq m**



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.



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	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

info@adnresidential.co.uk | 020 7407 5155