Knight Frank



LYNDALE AVENUE

Childs Hill, NW2



A SUPERBLY FINISHED FIVE BEDROOM SEMI-DETACHED HOUSE

A beautifully presented semi-detached family home extending to approximately 2,958 sq ft, offering exceptional lateral living space, five bedrooms and a stunning rear garden of over 80 ft.

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Local Authority: London Borough of Barnet

Council Tax band: G

Tenure: Freehold

Asking Price: £2,250,000


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The heart of the home is an outstanding open-plan kitchen, dining and reception room, created through a striking architect-designed extension and perfectly configured for modern family living and entertaining. Bathed in natural light, the space flows seamlessly onto the expansive rear garden, creating an exceptional connection between the indoor and outdoor living areas.

Arranged across the upper floors are five generously proportioned bedrooms, including a superb principal suite with a walk-in wardrobe and en-suite bathroom, alongside a second bedroom suite with its own en-suite. The remaining bedrooms are well balanced and served by the family bathroom.





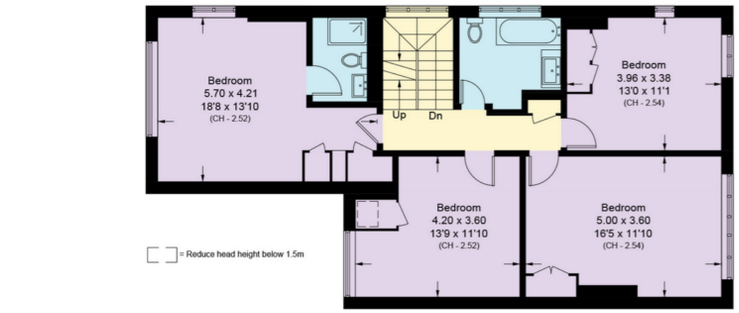


Further benefits include a highly practical utility room with separate side access, ideal for day to day family living, together with a dedicated gardener's entrance and extensive storage throughout. To the rear, a detached garden studio provides versatile ancillary space, perfectly suited as a home office, gym, creative studio or playroom.

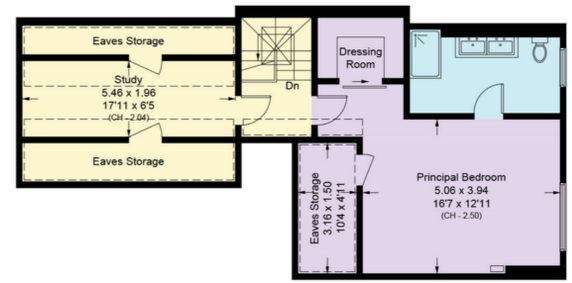
To the front, the property benefits from off-street parking for two vehicles and presents a rare combination of excellent family accommodation, exceptional entertaining space and thoughtfully designed modern living.



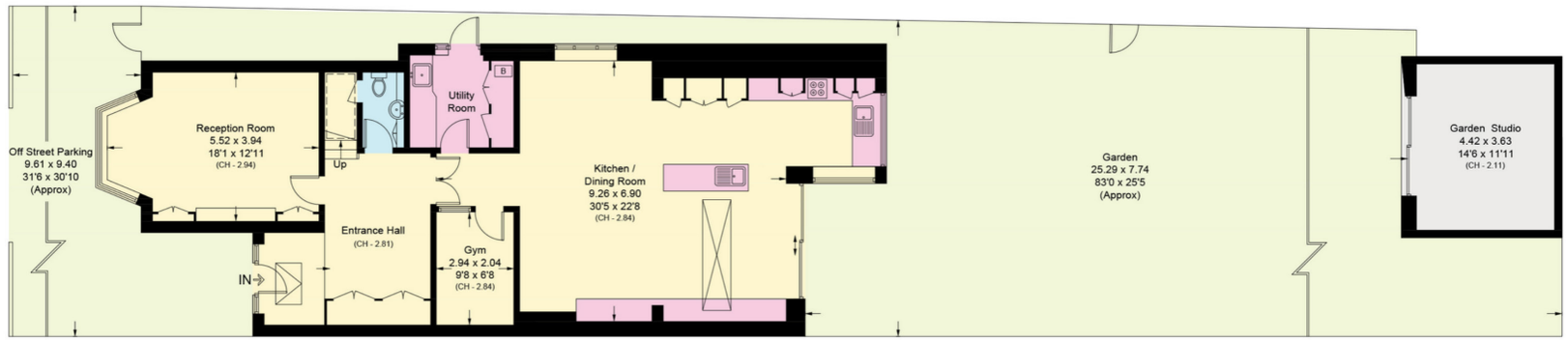




First Floor
Approximate Area = 89.7 sq m / 965 sq ft
Including Limited Use Area (2.1 sq m / 23 sq ft)



Second Floor
Approximate Area = 68.7 sq m / 739 sq ft
Including Limited Use Area (23.5 sq m / 253 sq ft) Eaves Storage



Ground Floor
Approximate Area = 116.5 sq m / 1254 sq ft
Including Limited Use Area (3.1 sq m / 33 sq ft)

Approximate Gross Internal Area = 274 sq m / 2,958 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

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