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## Lyndale Avenue London NW2

We are delighted to present this exceptional five bedroom semi detached family home, located on the highly sought after Lyndale Avenue in Childs Hill, NW2. Meticulously renovated by the current owners, the house offers superb family accommodation alongside impressive entertaining spaces, all enhanced by thoughtful interior and architectural design. Extending to approximately 3,100 sq ft across three floors, the property immediately impresses with its immaculate façade, landscaped frontage and private driveway.

The spacious entrance hall leads to a formal reception room at the front of the house, while the rear of the ground floor forms the true heart of the home. Here, a stunning open plan kitchen, dining and living space opens seamlessly onto the garden through multiple bi fold doors, creating an exceptional space for both everyday living and entertaining. The German made kitchen is fitted with premium appliances and connects to a separate utility room with convenient side access. The beautifully landscaped 100 ft garden features a vaulted barn style entertaining space with power and water, alongside a versatile modern studio.

The first floor comprises four well proportioned bedrooms and three bathrooms, two of which are en suite, as well as a terrace overlooking the garden. The entire second floor is dedicated to the principal suite, complete with sliding doors opening to a Juliet balcony with far reaching green views. This level also includes a walk in wardrobe, shower room and an additional room ideal as a home office or nursery.

Lyndale Avenue is ideally situated in Childs Hill, close to Hampstead Heath and Golders Hill Park, with excellent local schools nearby. The area is well connected, with transport links including Finchley Road & Frognal (Overground), Finchley Road (Jubilee and Metropolitan lines), Golders Green (Northern line) and Cricklewood (Thameslink), while the A41, A406 and M1 provide convenient road access.

**£8,800 Per Month**





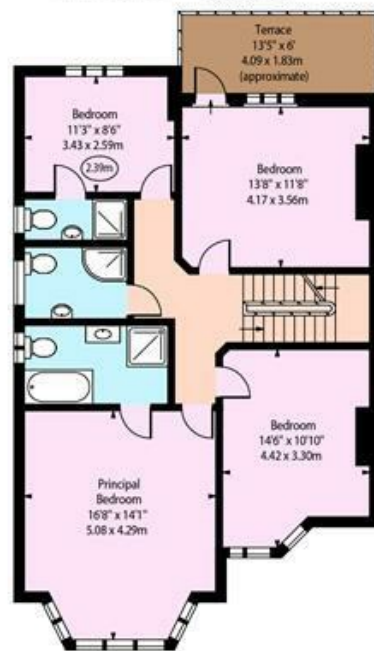
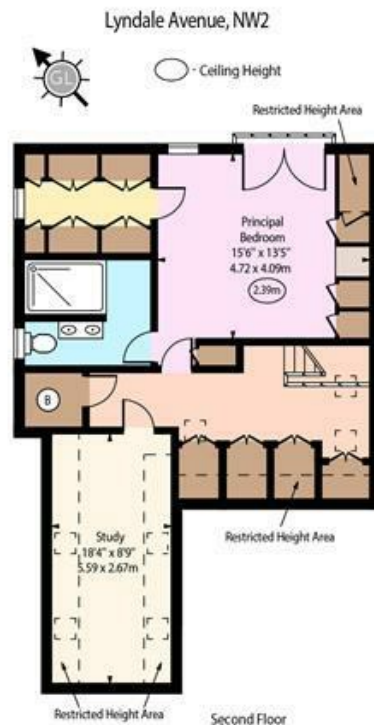












Approx Gross Internal Area 2650 Sq Ft - 246.37 Sq M

Approx. Floor Area Including Restricted Heights 2755 Sq Ft - 256.03 Sq M  
(Excluding Garden House & Summer House)

Garden House Area 220 Sq Ft - 20.44 Sq M

Summer House Area 137 Sq Ft - 12.73 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Prepared for TK International

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