

Lindfield Gardens

London, NW3

WAYNE & SILVER



The Property

A well priced, two-bedroom top floor spacious apartment extending to approximately 976 sq ft - ideally located on a sought-after road in Hampstead.

Set within an recently updated and well maintained detached red-brick period building, the apartment offers a bright 20ft reception room, two generous double bedrooms, a separate kitchen, and a family bathroom. Further benefits include excellent storage throughout, attractive garden views, and great potential as a first-time purchase or investment opportunity.

Lindfield Gardens is conveniently located for the excellent amenities of both Hampstead and West Hampstead. Hampstead Underground Station (Northern Line) is approximately 0.7 miles away, while Finchley Road Station (Jubilee and Metropolitan Lines) is approximately 0.6 miles away.

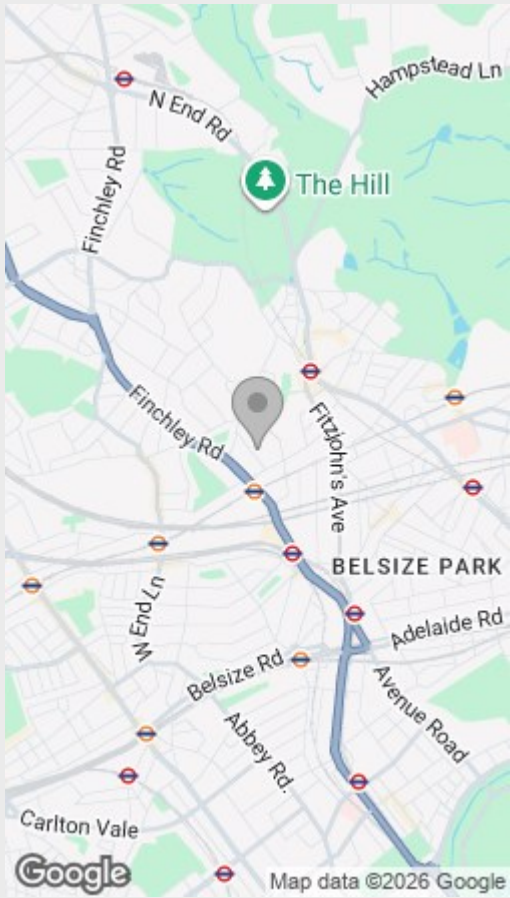
Key Features

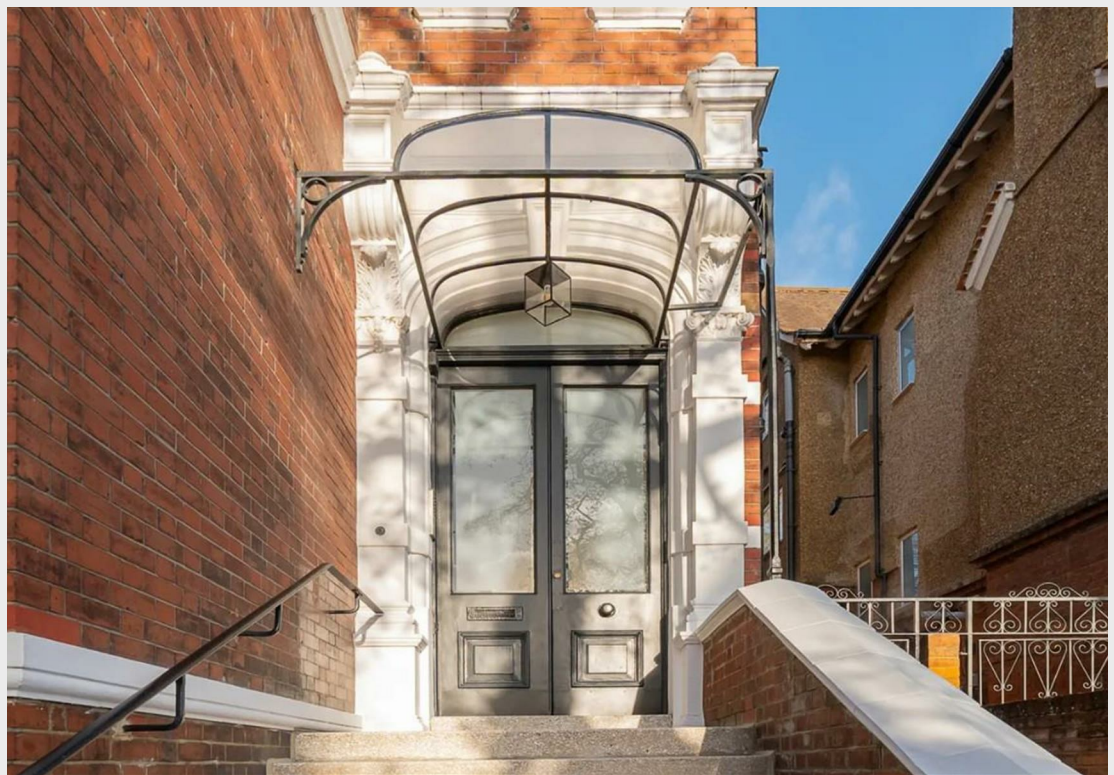
- Lateral apartment
- Storage space
- Wonderful garden views
- Great first time purchase





Location





Lindfield Gardens

£785,000

BEDROOMS

2

BATHROOMS

1

INTERNAL

976.00 sq ft

EPC

D

LOCAL COUNCIL

Camden

TAX BAND

TENURE

Leasehold

YEARS REMAINING

947



Floorplan & EPC

£785,000

IMPORTANT INFORMATION

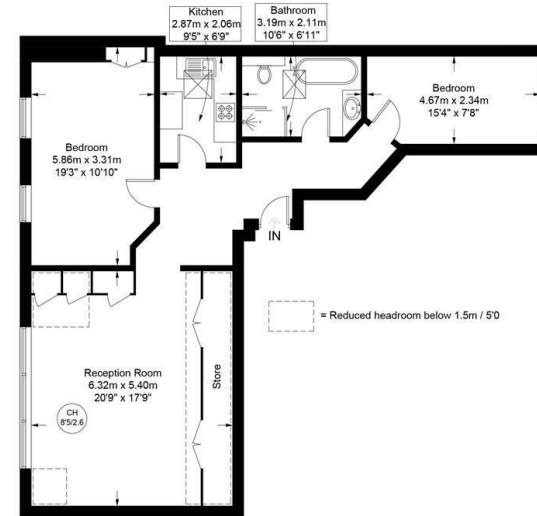
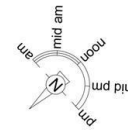
Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**WAYNE
& SILVER**

Lindfield Gardens, NW3

Approximate Gross Internal Area = 976 sq ft / 90.7 sq m

Restricted Height = 119 sq ft / 11.1 sq m



Second Floor

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		65	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WAYNE & SILVER

41 Heath Street
Hampstead
London
NW3 6UA

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

wayne-silver.com

Important Notice: Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.