

Lyndhurst Road, Hampstead  
London, NW3

WAYNE & SILVER



## The Property

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A charming 3 bedroom, 2 bathroom apartment on Lyndhurst road, Hampstead.

Totalling 1,559 sqft/144.9 sqm of well-planned accommodation this bright and spacious property boasts a superb 28' south facing reception room overlooking gardens and a private large terrace. A similarly proportioned kitchen/dining room with original feature windows, two bedrooms and bathrooms complete the floor.

The impressive principle suite is on the second floor of the flat featuring vaulted ceiling, en-suite bathroom and utility space.

Lyndhurst Road is ideally located for all amenities of Hampstead Village, 9 minutes walk to Hampstead underground station (Northern line) and in close proximity to the wonderful Hampstead Heath.

# Key Features

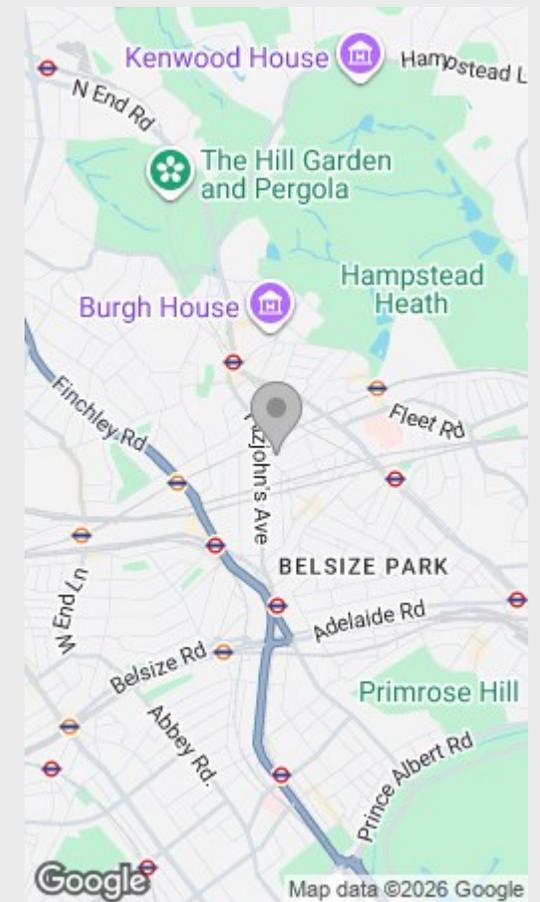
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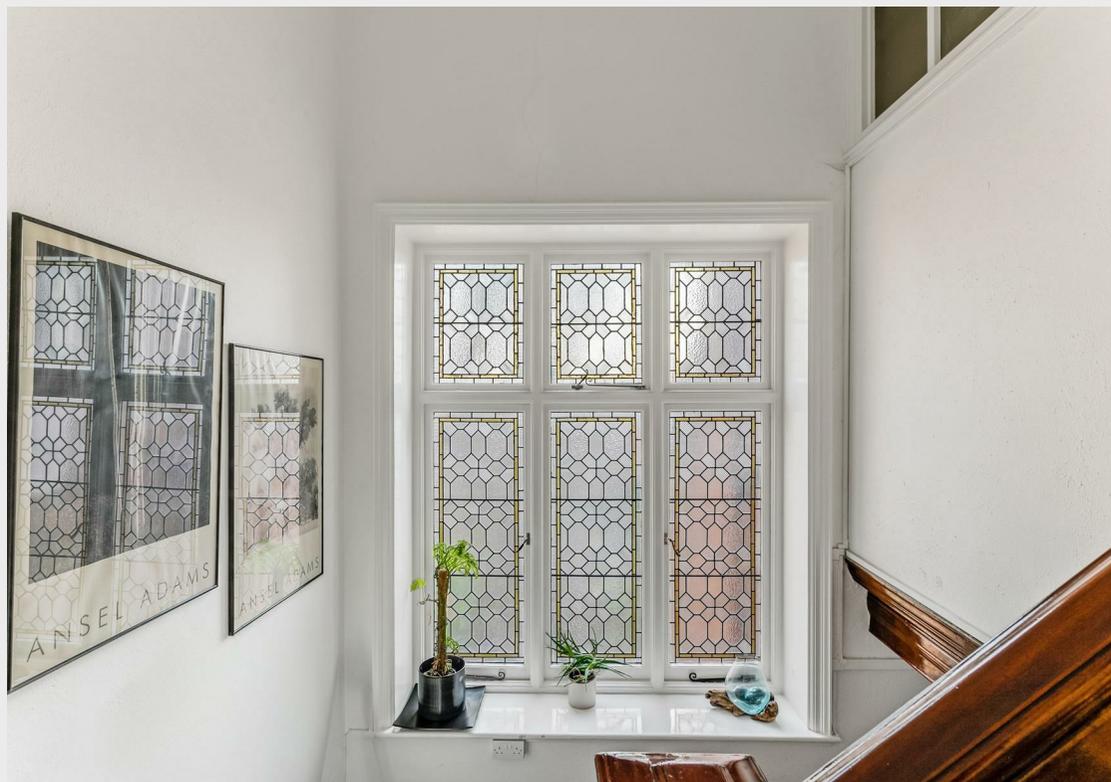
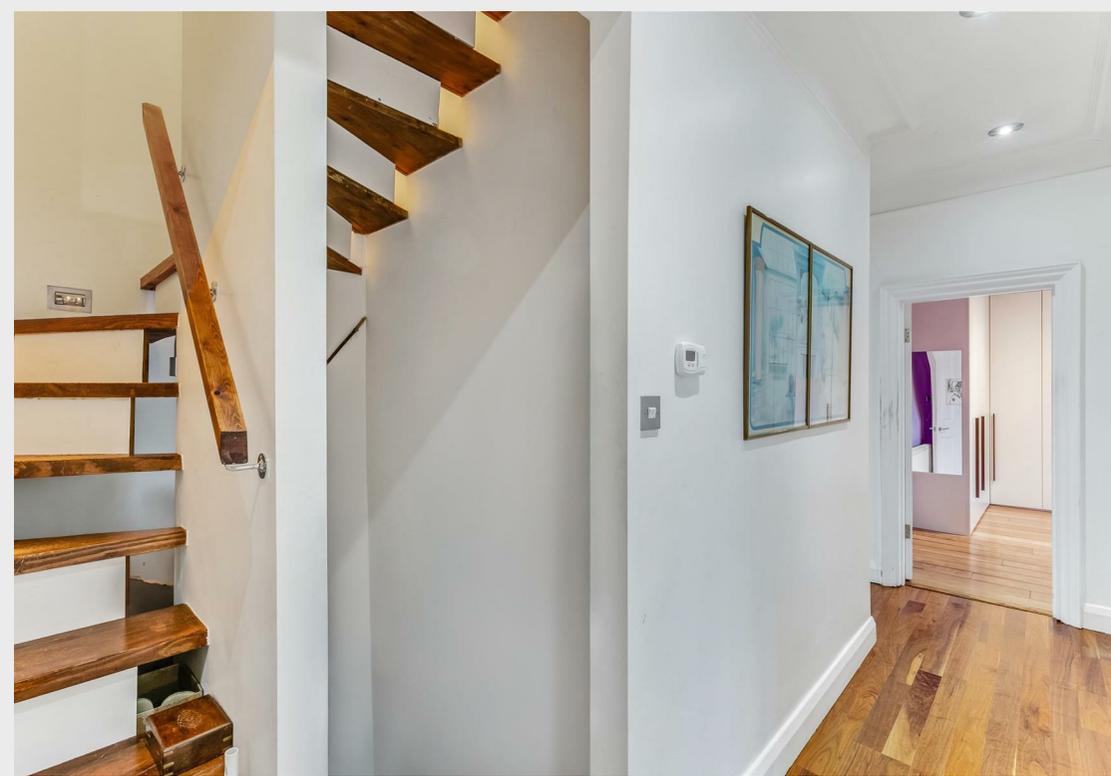
- 3 bedrooms, 2 bathrooms
- 1559 sq ft / 144.9 sq m
- South facing terrace
- Duplex apartment
- Large eat-in kitchen and living room





## Location





## Lyndhurst Road



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**£1,450,000**

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BEDROOMS

3

BATHROOMS

2

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INTERNAL

1559.00 sq ft

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EPC

C

---

LOCAL COUNCIL

Camden

TAX BAND

G

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TENURE

Leasehold

YEARS REMAINING

988

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# Floorplan & EPC

£1,450,000

## 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.

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### Lyndhurst Road, NW3

Approximate gross internal area  
144.9 sq m / 1559.75 sq ft  
(Excluding restricted head height)  
Restricted Head Height  
10.15 sq m / 109.25 sq ft

Key:  
CH - Ceiling Height



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# WAYNE & SILVER

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