



glentree

020 8458 7311

www.glentree.com



LYNDALE AVENUE, NW2



JOINT AGENT. FREEHOLD.

GUIDE PRICE £4,500,000

SIX DOUBLE BEDROOMS: FOUR BATHROOMS (THREE EN-SUITE):

THREE GUEST CLOAK ROOMS: DINE IN KITCHEN: SEPARATE
UTILITY ROOM: SOUTH FACING RECEPTION : BALCONY: 68" REAR
SOUTH FACING GARDEN: 300SQFT GARDEN STUDIO: MEDIA ROOM

Brand newly refurbished six-bedroom house set on a large corner plot
on Lyndale Avenue, offering six double bedrooms, four bathrooms
(four en-suites) and three guest cloak rooms.



Offering over 5,135 sq. ft of internal accommodation including, dine in kitchen with walk in pantry, separate utility room, south facing reception, dining room with a balcony overlooking the 68" rear south facing garden where you will find an expansive landscaped gardening with a 300 sq. ft garden studio/media room which is home to a kitchen and media centre.

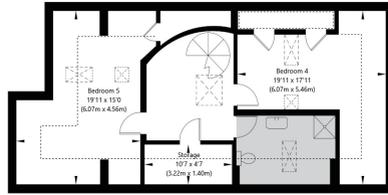
In addition, the property on the garden level has a media room, guest bathroom, kitchen, utility room/boot room and a garage.

The property has been finished to the highest standards.





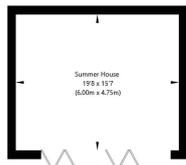
Lyndale Avenue, London NW2 2QB



Top Floor
GROSS INTERNAL FLOOR AREA
APPROX. 78.22 SQ M / 842 SQ FT



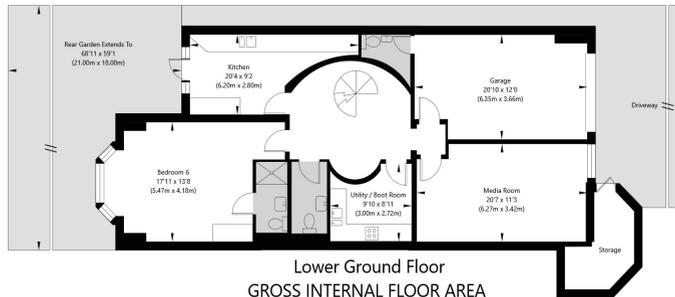
First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 123.05 SQ M / 1324 SQ FT



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 28.5 SQ M / 307 SQ FT



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 123.55 SQ M / 1330 SQ FT



Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 123.78 SQ M / 1332 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 477.1 SQ M / 5135 SQ FT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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