



Linden Lea, N2

A beautifully appointed family home having been meticulously refurbished and remodelled to the highest of standards. Offering just under 3,000 sq ft over 3 floors, the ground floor features a light and spacious double reception room, a "Bulthaup" kitchen/ breakfast room with ""Miele" appliances, staff room with ensuite shower room and guest cloakroom.

On the upper floors there are 5 double bedrooms including a magnificent master bedroom suite which includes a large dressing room and full luxurious bathroom. Plus a further family bathroom and 2 ensuite shower rooms serving the other 4 bedrooms.

Further benefits include a delightful large garden has been landscaped, a full lighting control system by "Lutron", solid Oak flooring, "Bang & Olufsen" speakers in all rooms with a "Sonos" wireless system and CCTV. Off street parking available for 1 car.

Linden Lea is located in the heart of Hampstead Garden Suburb and is moments away from the amenities of The Market Place, Lyttelton playing fields and Norrice Lea Synagogue.

Available unfurnished or furnished on separate negotiation.

Long Let
Deposit 6 weeks rent
EPC Rating E
Barnet Council Band H

£3,500 Per Week



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |
| | | 77 | | 72 | |
| | | 49 | | 31 | |

