



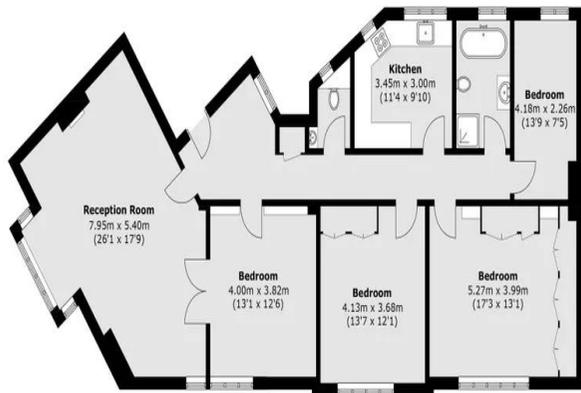
4 Bed Mansion Flat
Lyndale Avenue
London NW2

- Online Auction
- Large reception room
- 2nd floor
- Lift access

Auction guide price of £695,000
Share of Freehold



Ground Floor



Second Floor

Total area (approx.): 133.7 sq. m (1,439.1 sq. ft)
 Garage area (approx.): 12.1 sq. m (130.2 sq. ft)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £695,000
 Set within a well-maintained mansion block, the property delivers impressive proportions and turnkey condition throughout. The spacious layout comprises four generous bedrooms, a bright and well-appointed kitchen dining room - ideal for modern family living - a contemporary family bathroom and a separate guest cloakroom.
 The apartment further benefits from lift access to all floors, adding everyday convenience, along with the rare advantage of a private single garage located within the basement of the building.
 Having been comprehensively refurbished, the property is ready for immediate occupation, making it an attractive and straightforward purchase for motivated buyers

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.