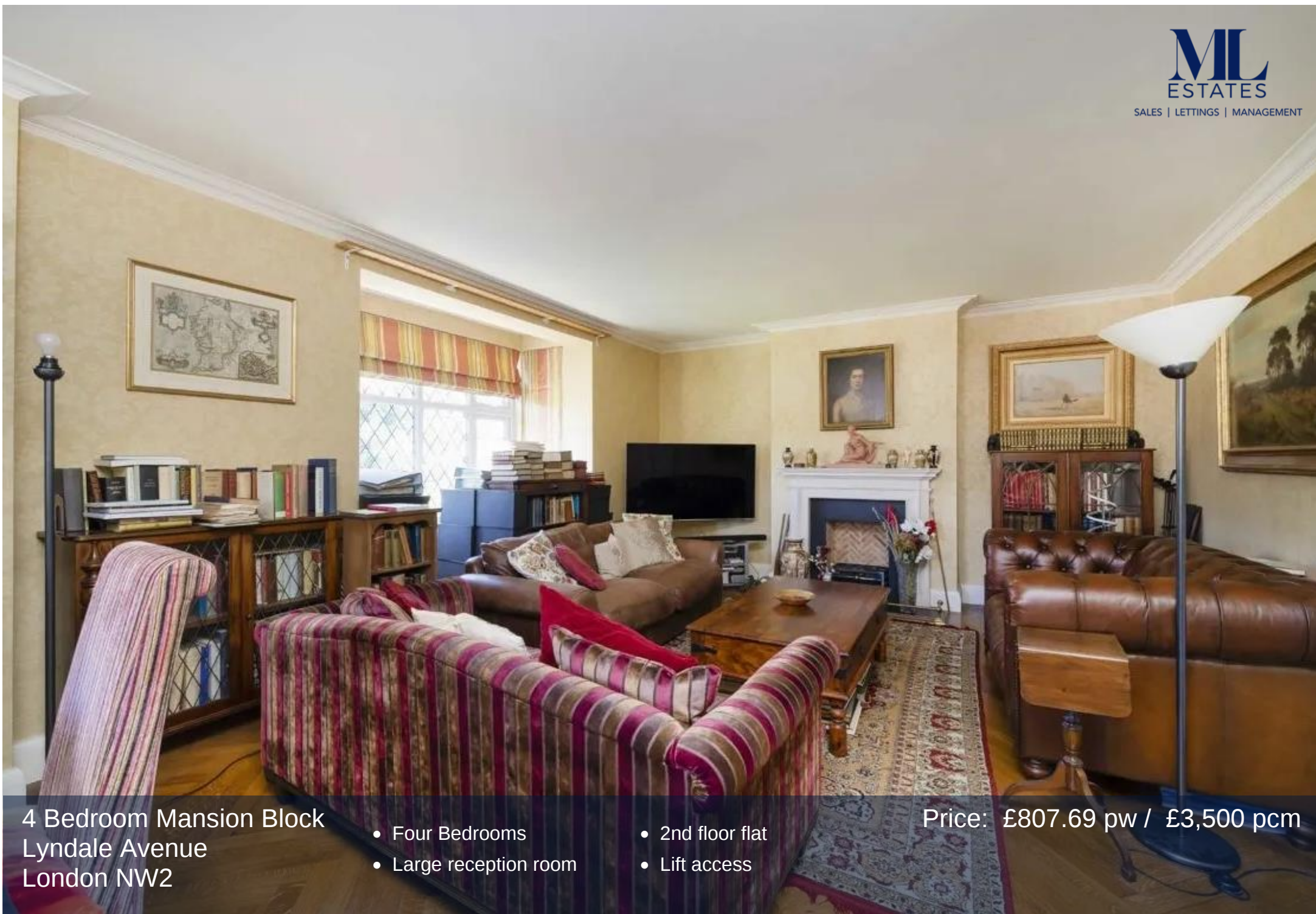




4 Bedroom Mansion Block
Lyndale Avenue
London NW2

- Four Bedrooms
- Large reception room
- 2nd floor flat
- Lift access

Price: £807.69 pw / £3,500 pcm



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

A substantial and beautifully refurbished four bedroom second floor apartment, set within an elegant period mansion block in the heart of Childs Hill, NW2. This impressive home offers generous proportions, stylish interiors, and turnkey condition throughout. The spacious layout comprises four generous bedrooms, a bright, well appointed kitchen with dining area, ideal for modern family living, a contemporary family bathroom, and a separate guest cloak room. 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. Situated in the sought after Childs Hill area, the property enjoys excellent access to the shops, cafes, and restaurants of Golders Green, Hampstead, and West Hampstead. Properties of this size, quality, and location rarely come to market, making this a fantastic opportunity for families seeking a spacious home in one of North West London's most desirable neighbourhoods. Available from 19th October

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.