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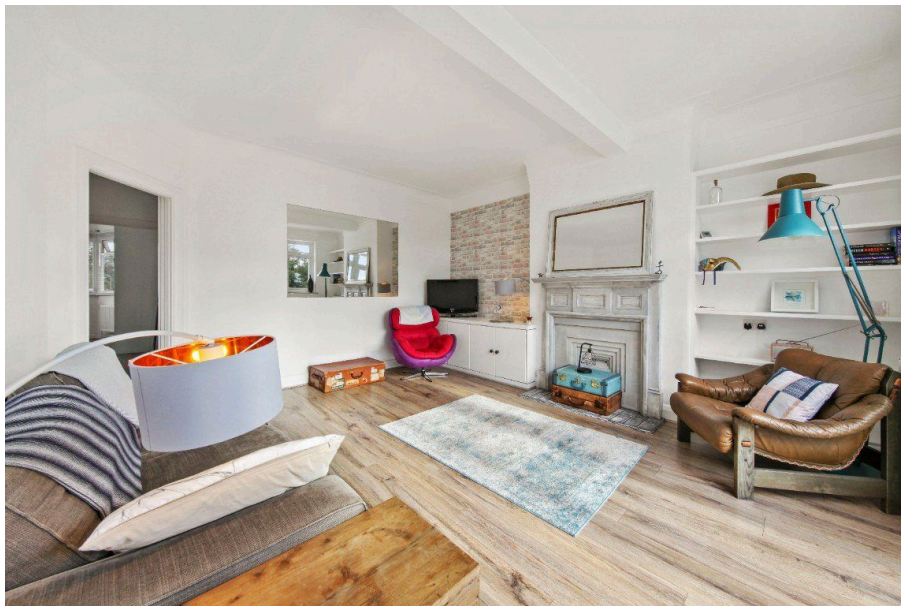
Loporto Browne

— RESIDENTIAL —

Lyndale Avenue, NW2

£2,995PCM (Deposit: £3,456)

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- A charming 3 double bedroom family home
 - Ideally located for West Hampstead, Golders Green and Hampstead
 - Situated on a quiet, residential tree-lined street
 - Three double bedrooms, family bathroom, fully equipped kitchen
 - Plenty of storage space throughout the apartment
 - Large west-facing garden, balcony and secure parking
 - Recently been renovated
 - Bright and airy reception room
 - Advantageously located close to good transport connections in the NW
- Please contact ref LL0089

Tax Band: Furnished: Furnished

A charming 3 double bedroom family home with a large west-facing garden and parking. Ideally located to take full advantage of the excellent local amenities of West Hampstead, Golders Green and Hampstead.

This substantial maisonette has recently been renovated and is situated on a quiet, residential tree-lined street with easy access to the wonderful green open spaces of Hampstead Heath, and the delights of Golders Hill Park and Childs Hill Park.

The layout consists of a bright and airy reception room which leads out to a large balcony, three double bedrooms, a family bathroom, a fully equipped kitchen with access down a staircase to a substantial sunny west-facing garden with a large shed, and secure off-street parking. There is plenty of storage space throughout the apartment.



Here is the link to watch?v=EEx09n

Lyndale Avenue NW2 2QA

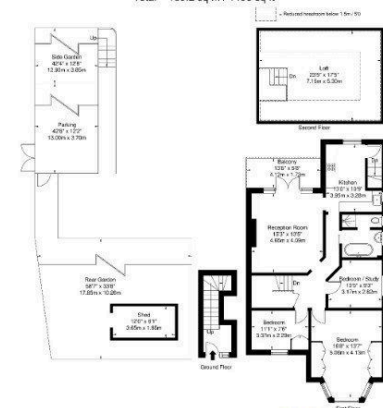
Approx. Gross Internal Area = 132.5 sq m / 1426 sq ft

Shed = 6.7 sq m / 72 sq ft

Total = 139.2 sq m / 1498 sq ft

www.youtube.com/

Please quote ref



Ref: Copyright: BLEU PLAN
The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy performance certificate (EPC)		
20a Lyndale Avenue LONDON NW2 2QA	Energy rating C	Valid until: 15 March 2032 Certificate number: 2112-3531-6417-4115-9111
Property type	Top-floor flat	
Total floor area	56 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/energy-ratings-on-rental-properties)		
Energy efficiency rating for this property		
This property's current energy rating is C. It has the potential to be C.		
See how to improve this property's energy performance.		
The graph shows this property's current and potential energy efficiency.		
Properties are given a rating from A (most efficient) to G (least efficient).		
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		