



## **LYNDHURST GARDENS**

### **HAMPSTEAD, NW3**



Occupying the entire garden level of an imposing red brick double-fronted, detached Grade II Listed mansion, built c1886 by the reputed builder William Willett, is this simply stunning three bedroom apartment.

This exceptional property, extensively renovated and extended to a very high standard by the current owners, comprises approximately 2619 square foot (243 sq. m) and offers functional lateral space.

At the centre of this elegant home is a 23' x 22' drawing/dining room and an indulgent 20' x master bedroom suite. The property is further complimented by two further suites, a beautiful appointed kitchen with separate breakfast room and a private study. Additional features include a private patio and direct access to a beautiful maintained 85ft communal garden.

Located in Lyndhurst Gardens, a delightful, wide tree lined road, close to the junction of Wedderburn Road, the property is ideally positioned abutting Belsize Village and at the base of Hampstead Village with the extensive amenities of Belsize Park, South End Green and Hampstead all within a reasonable distance, along with the abundant local schools.

**GUIDE PRICE £3,250,000**

**JOINT SOLE AGENT**

**LEASEHOLD**

## **ACCOMMODATION**

**RAISED GROUND FLOOR ENTRANCE, HALLWAY, DRAWING ROOM/DINING ROOM, KITCHEN, BREAKFAST ROOM, STUDY, MASTER BEDROOM SUITE, TWO FURTHER BEDROOMS WITH ENSUITES, GUEST WC, UTILITY/BOILER ROOM, EXTENSIVE STORAGE THROUGHOUT INCLUDING A LARGE LAUNDRY ROOM, PRIVATE PATIO LEADING TO A MAGNIFICENT 84' x 64' COMMUNAL GARDEN,**

## **AMENITIES**

**UNDERFLOOR HEATING, SONOS SOUND SYSTEM, LED LIGHTING THROUGHOUT, SKY TV AND FAST FIBRE OPTIC BROADBAND, BESPOKE JOINERY, MARBLE BATHROOM AND KITCHEN WORKTOPS, HIGH END KITCHEN APPLIANCES DOUBLE GLAZED WINDOWS, RESIDENTS PARKING CA-H, EER: F**







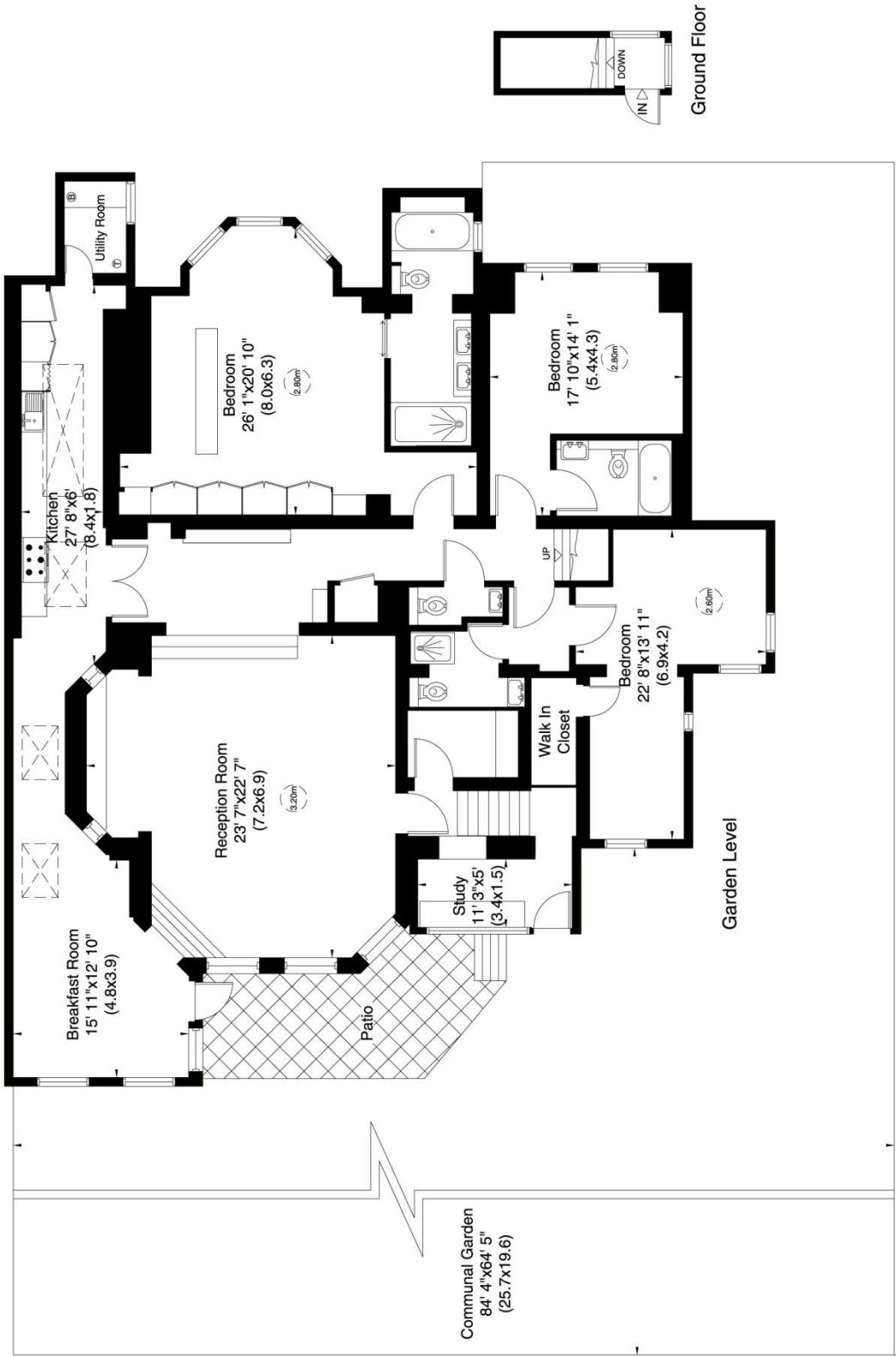




Lyndhurst Gardens, NW3

Gross internal area (approx.)  
243 Sq m (2619 Sq ft)  
For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the HCS Code of Measuring Practice).







