

LEXINGTONS



FOR
SALE



Lyndhurst Gardens, London, NW3
£2,100 Per Month





8 Lyndhurst Gardens Lyndhurst Gardens

London, NW3 5NR

- Expansive first-floor one-bedroom flat within a period red-brick Victorian house - 721 SQ FT
- Elegant grand reception room ideal for entertaining
- Separate fully-fitted kitchen with additional storage space
- Located on Lyndhurst Gardens, a tranquil, tree-lined residential street
- Part furnished - Available from 1/2/25 - Communal Garden EPC D
- Generous storage cupboard for added convenience
- Access to a beautifully maintained communal garden
- Within walking distance to vibrant neighborhoods: Belsize Park, Belsize Village, Hampstead, and Swiss Cottage

* Step into your very own Downton Abbey experience *

The Lexingtons are delighted to present an expansive first-floor one-bedroom flat, nestled within a period red-brick Victorian house. This elegant residence features an impressive grand reception room complemented by a spacious double bedroom. Key highlights include soaring high ceilings, a charming bay window that floods the space with natural light, and a separate fully-fitted kitchen equipped with additional storage space. Residents can also enjoy access to a beautifully maintained communal garden. Lyndhurst Gardens is a tranquil, tree-lined residential street conveniently located within walking distance of vibrant neighborhoods, including Belsize Park, Belsize Village, Hampstead, and Swiss Cottage.

Please note that the furnishings depicted in some rooms have been included to enhance the visual appeal and do not form part of the property.

Misrepresentation Act 1967

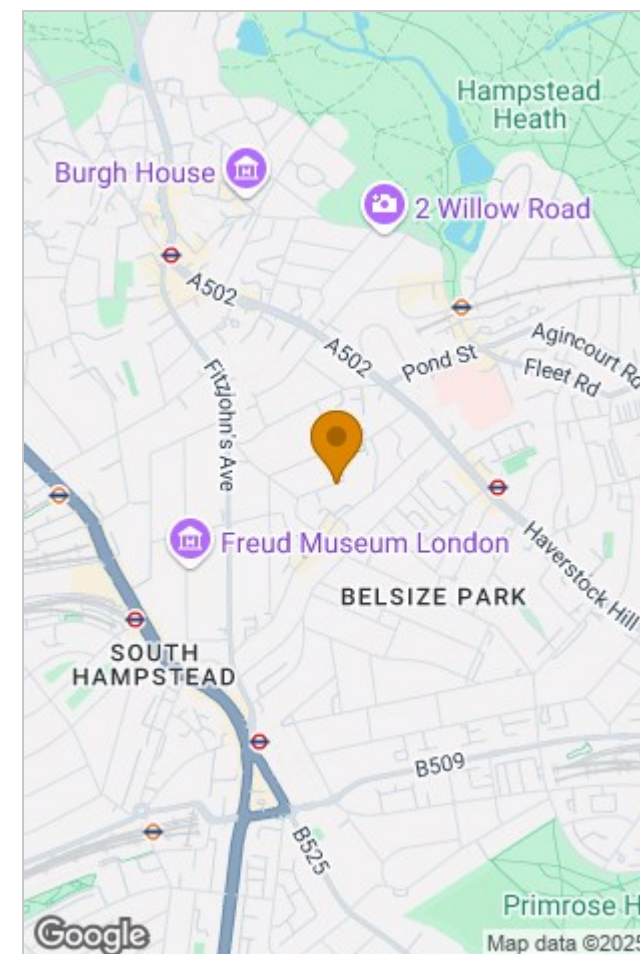
The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

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Directions



Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.