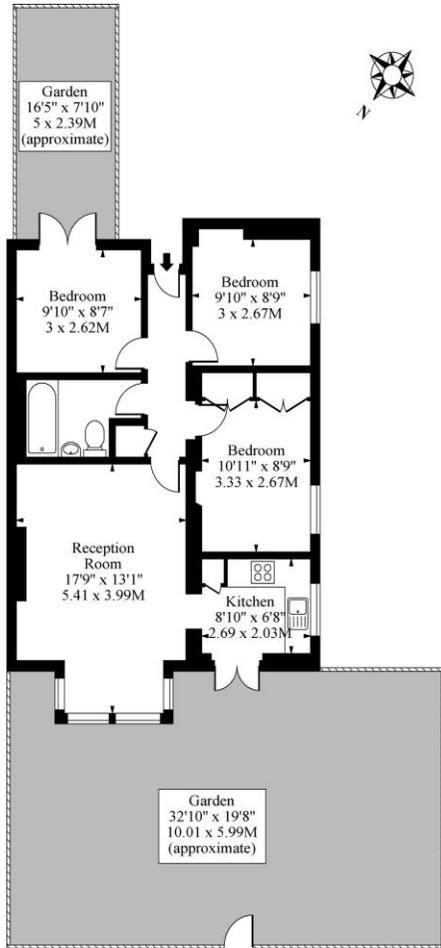


3 Bedroom Flat
Lyndale Avenue
London NW2

- Garden flat
- High ceilings
- Separate kitchen
- Chain free

Offers in excess of £600,000
LH+ShareFH

Kimber House, Lyndale Avenue, NW2



Ground Floor

Approx Gross Internal Area 702 Sq Ft - 65.22 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale. www.tomekphotography.co.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(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	

A THREE-BEDROOM ground floor flat with PRIVATE GARDEN converted from this three storey Victorian terrace just a short walk from Hampstead Heath. This spacious home features a large reception room with bay window along with a separate kitchen and direct access to the GARDEN and off street PARKING.

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.