

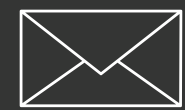
LYNCROFT GARDENS NW6



Guide Price £3,650,000

LYNCROFT GARDENS — NW6

Period elegance meets style and sophistication in
this meticulously restored Edwardian family home



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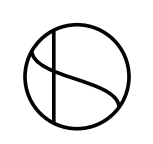


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PRIVATE REAR GARDEN



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From the moment you enter this meticulously restored Edwardian house, the dramatically decorated entrance hallway offers a prelude to the family home that lies beyond.

The line of sight offers an immediate glimpse of the sun-drenched west-facing garden, viewed through the kitchen's full-height powder-coated steel doors, which allow for a seamless link between interior and exterior living spaces.

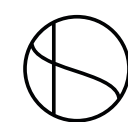
The ground floor provides exceptional reception space, including a full width open plan kitchen/ dining area, featuring a bespoke deVOL kitchen with Carrara marble countertops and splashbacks, and a more formal double reception room to the front of the house, including a TV area and a dry bar.

A large, air conditioned principal bedroom suite occupies the entire first floor, and comprises a dressing room, a full bathroom with separate shower and bespoke double vanity unit.

Four further double bedrooms and two further bathrooms provide the ideal balance of accommodation for a growing family, and a full height basement allows for future development, and in the meantime an abundance of storage.

Positioned 300m from West End Lane, and just over 1km from Hampstead High Street, Lyncroft Gardens provides easy access to every conceivable amenity.

Some of the best schools in the country can be found locally. West End Lane and Heath Street benefit from an abundance of shops, cafés and restaurants. You're only ten minutes from Bond Street on the Jubilee Line, Hampstead Heath on the London Overground and London St Pancras on the Thameslink.



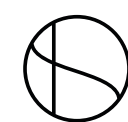
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RECEPTION ROOM



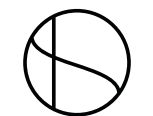
EAT IN KITCHEN THROUGH TO RECEPTION ROOM



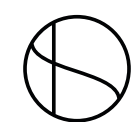
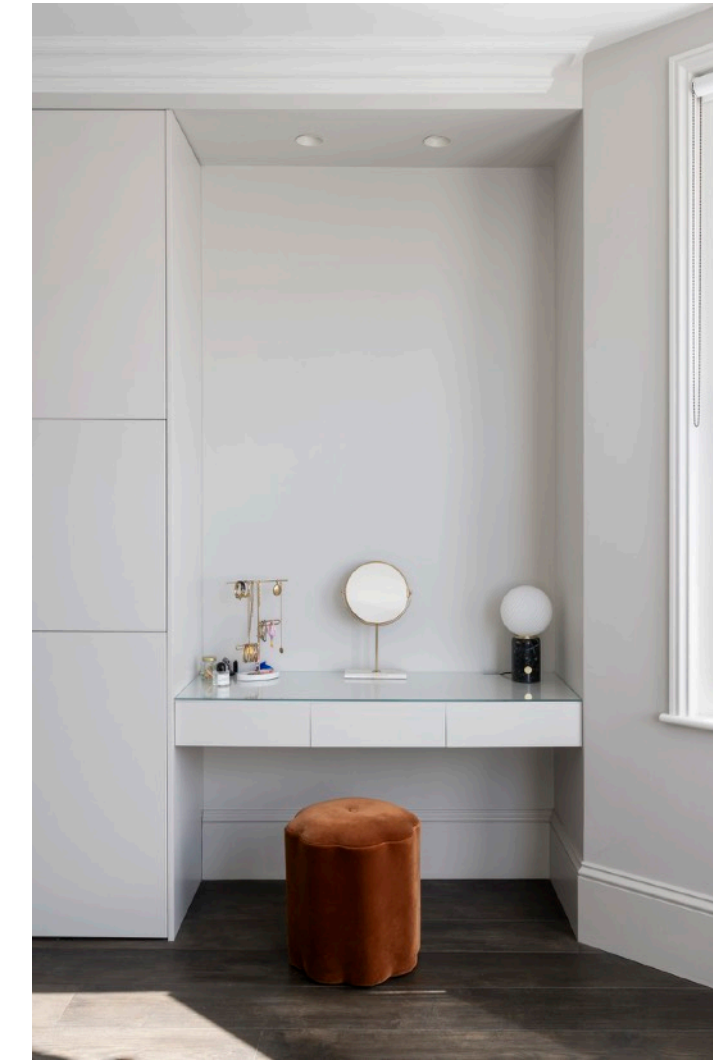
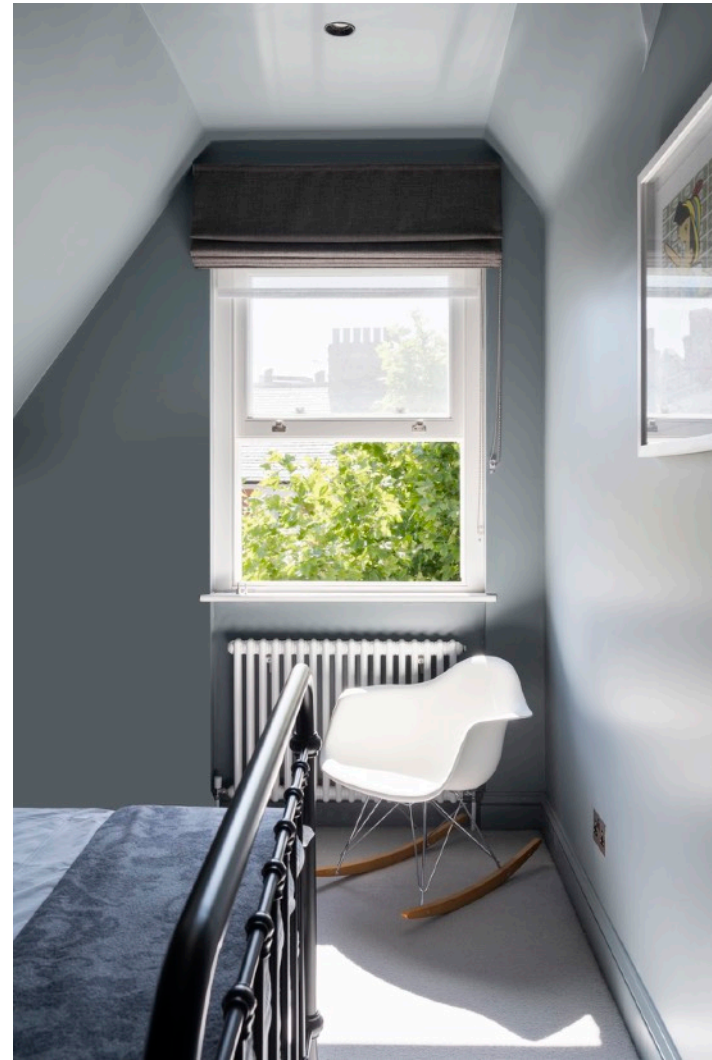
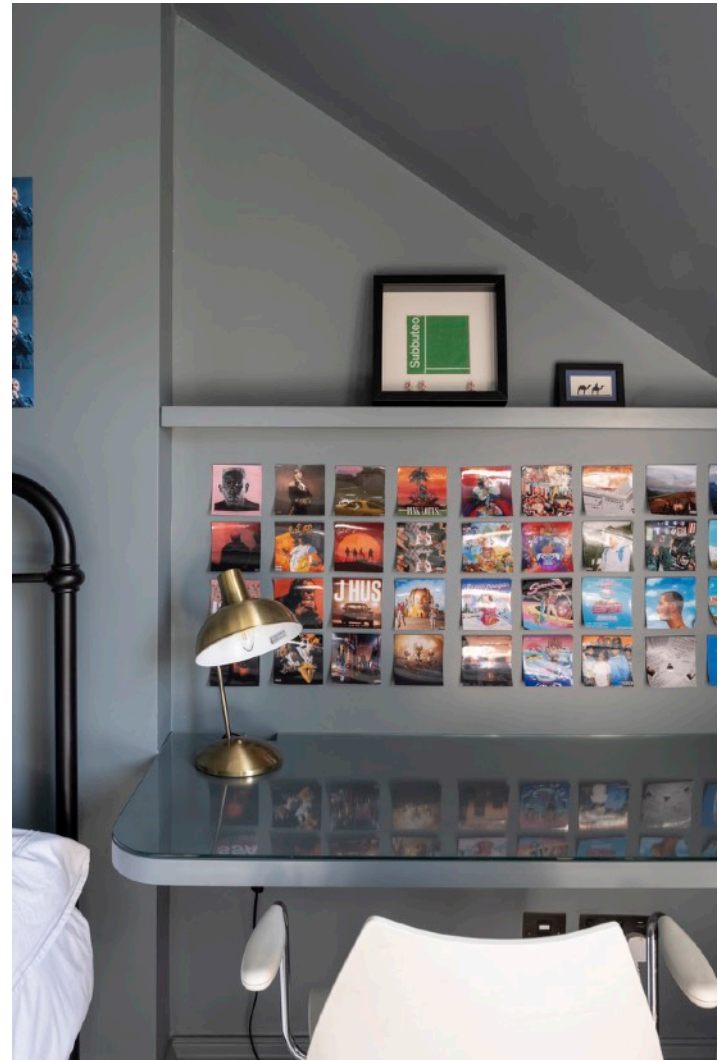
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PRINCIPAL BEDROOM SUITE



LYNCROFT GARDENS - NW6



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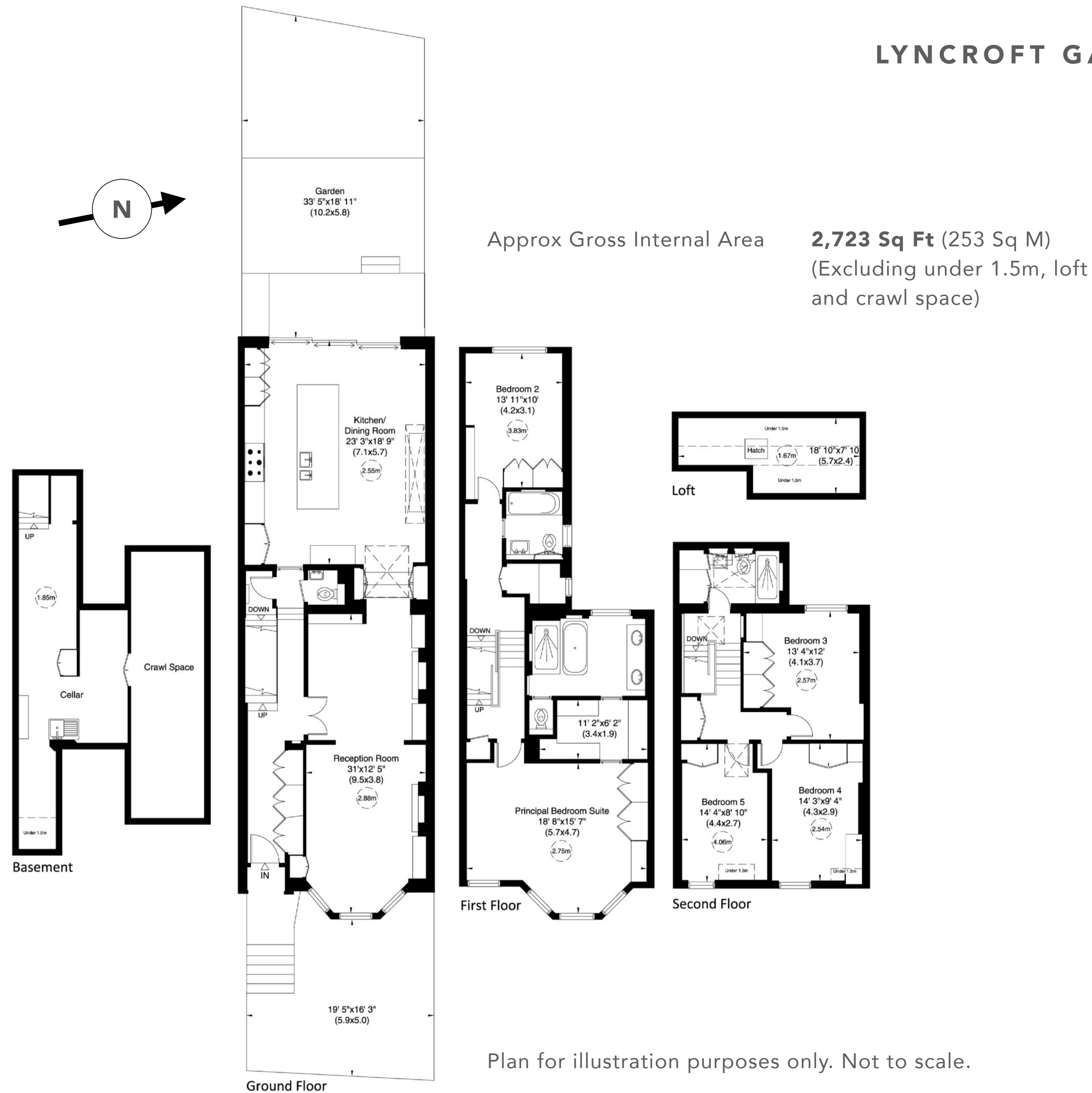
Accommodation

- Principal bedroom with en-suite bathroom and walk in wardrobe
- 4 further bedrooms
- Family bathroom
- Shower room
- Double reception room
- Open plan kitchen/ dining room
- Laundry room
- Guest WC
- Full height basement including utility area

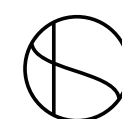
Amenities

- West facing garden
- Integrated Sonos sound system
- Air conditioning to principal bedroom & bedroom 2
- Fully bespoke deVOL kitchen with Carrara marble countertops and splashbacks, hidden double larder and double fridge/ freezer
- Bespoke carpentry throughout, including fitted joinery to all bedrooms
- Paint scheme by Joa Studholme, Farrow & Ball's head colour consultant
- Full alarm system including window sensors
- Underfloor heating to kitchen/ dining room and bathroom 2
- Cast iron radiators throughout

Approx Gross Internal Area **2,723 Sq Ft** (253 Sq M)
(Excluding under 1.5m, loft and crawl space)

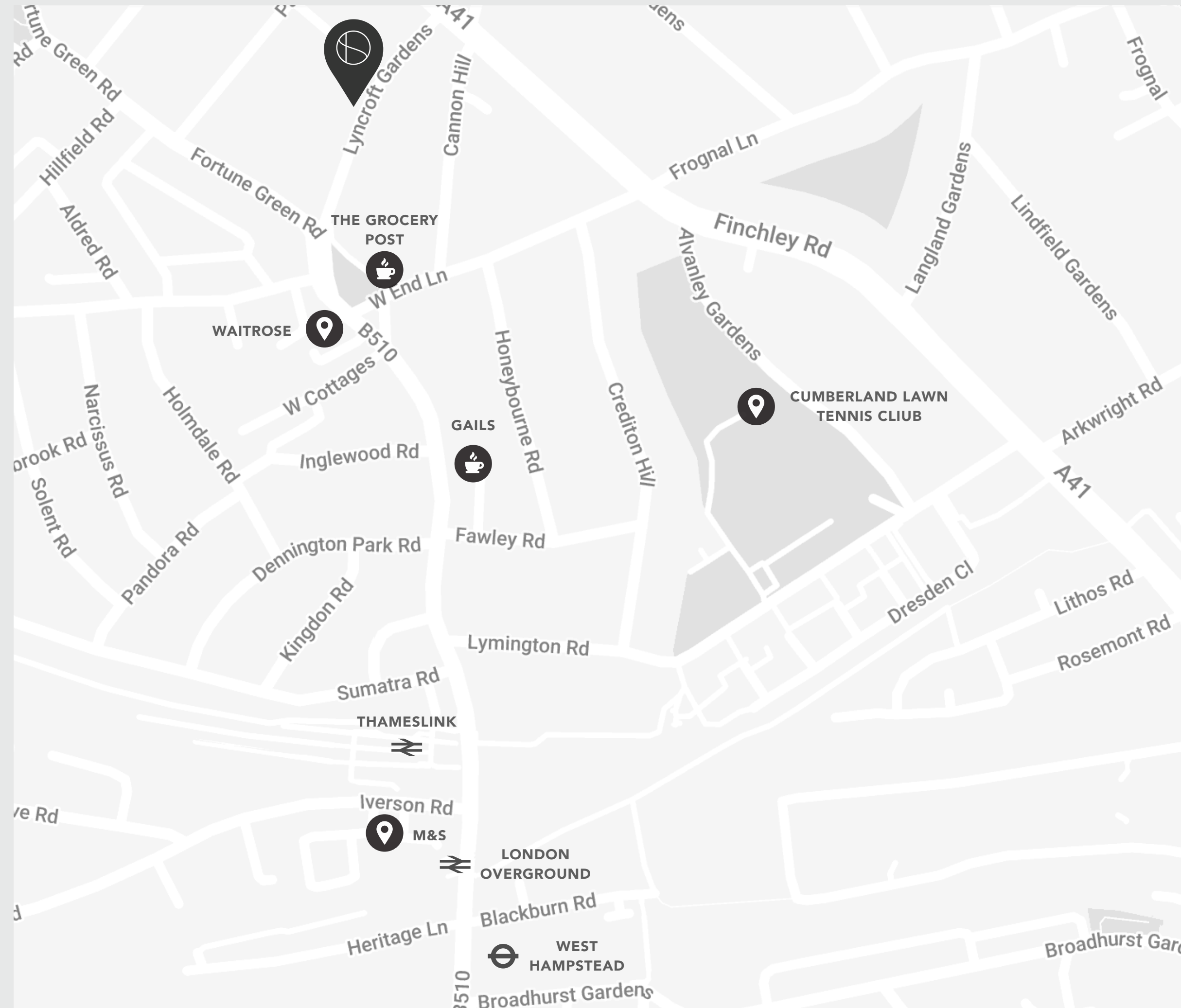


Plan for illustration purposes only. Not to scale.



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Local Area



Terms

- **Tenure:** Freehold
- **Council Tax band:** London Borough of Camden (Band G)

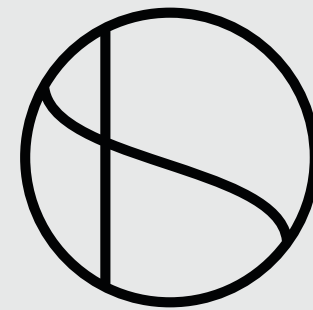
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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