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## Lyndale Avenue Childs Hill NW2

Located on this ever popular road in the heart of Childs Hill, is this beautifully presented and extended semi-detached five bedroom, three bathroom family house of some 2,790 sq ft which comes with the added benefit of 183 sq ft garden studio, 88' lawned garden and off street parking for two cars.

The house offers generous and bright accommodation, arranged over three floors, with a large entrance hallway, 18'3x13' formal reception/tv room, an architecturally striking 31'x23' kitchen/dining/family room with direct access on to the rear garden, a gym, utility room and guest WC on the ground floor.

The first floor provides a guest bedroom with en-suite shower room, three further double bedrooms and a family bathroom, with the principal suite of bedroom and en-suite dressing room and bathroom as well as a study and loft storage on the second floor.

Access to the both the Northern Line and the Jubilee/Metropolitan Line can be easily accessed via the Finchley Road and the numerous pick-up points for the buses to St Pauls, Westminster, Haberdashers and North London Collegiate schools are also located close by.

**£2,395,000**

**SOLE AGENT**

**Freehold**

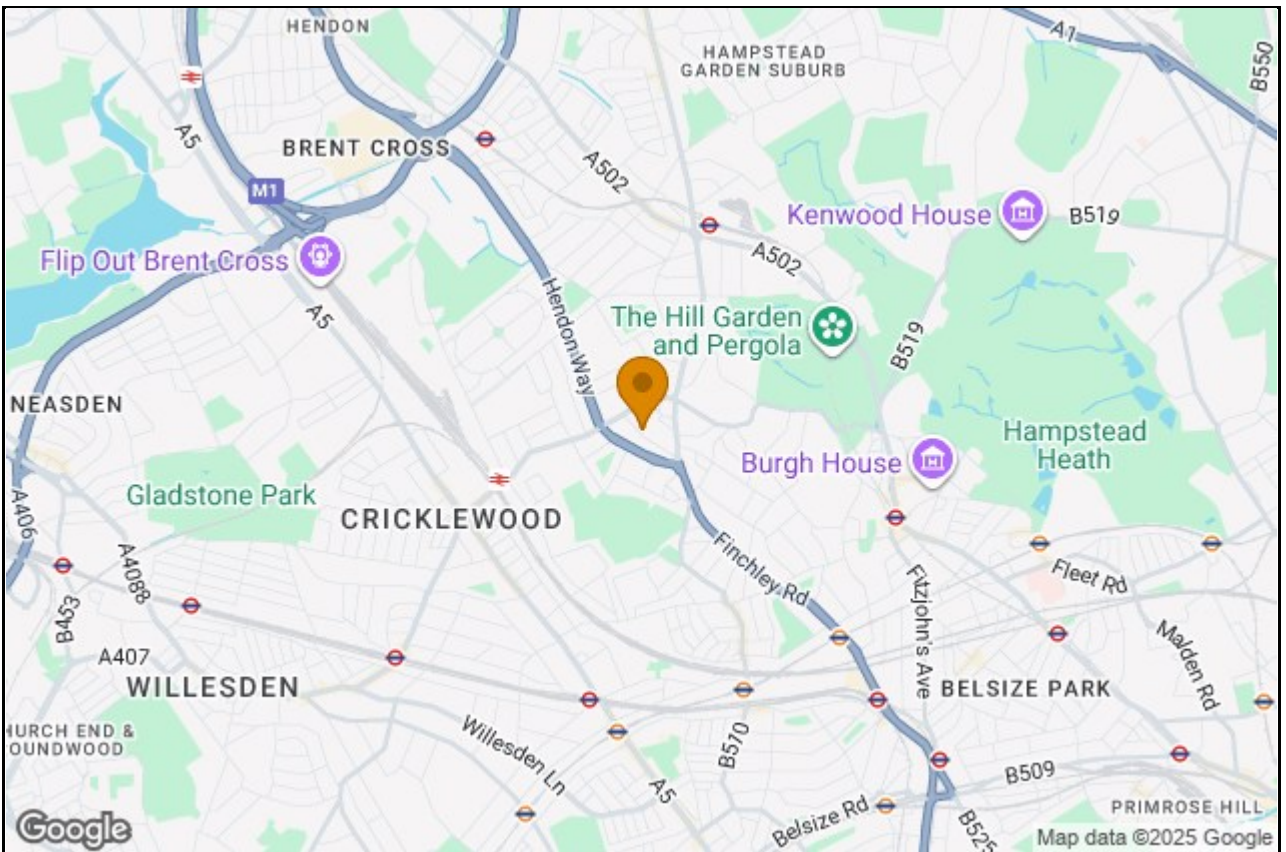




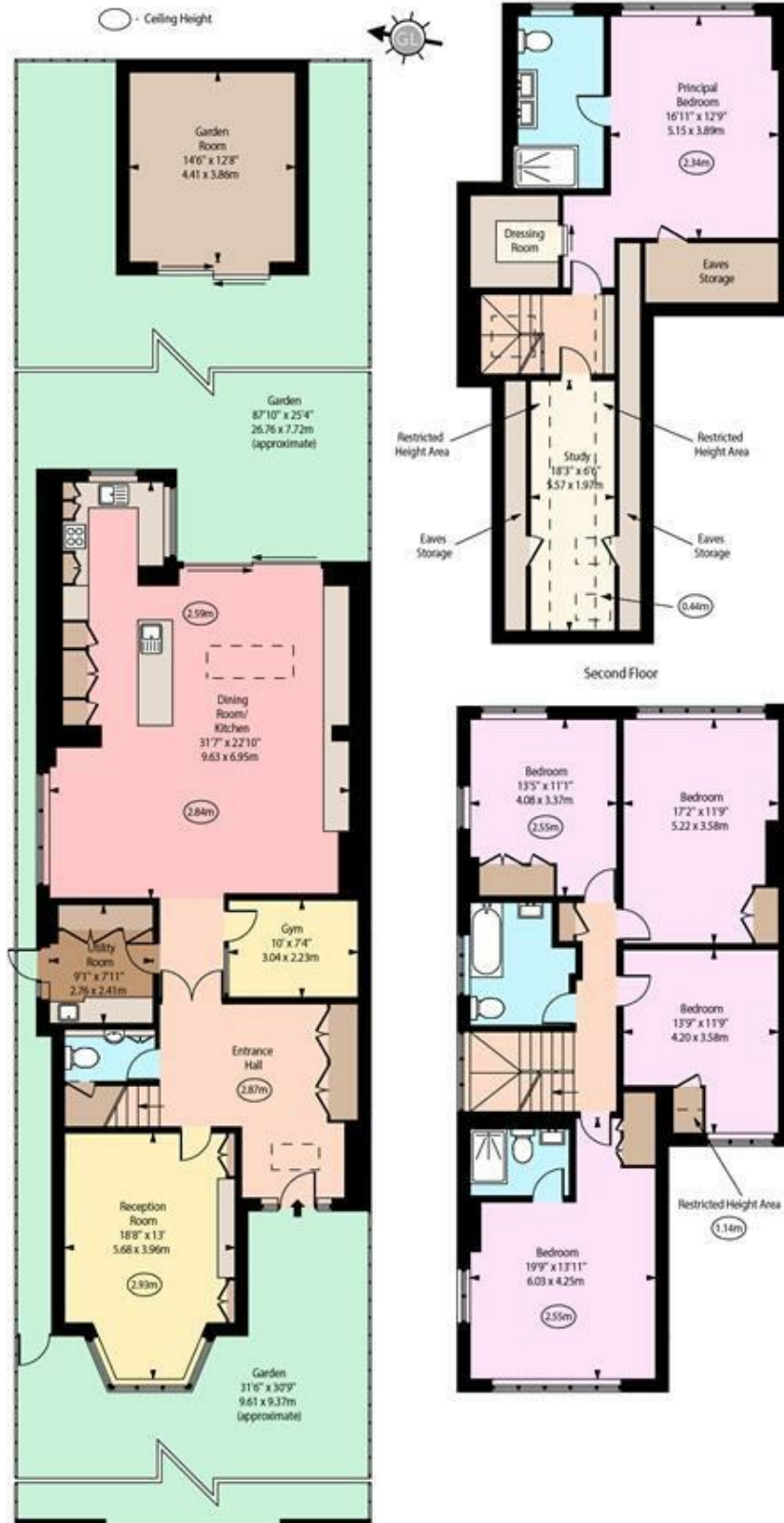








Lyndale Avenue, NW2



Ground Floor  
Approx Gross Internal Area 2790 Sq Ft - 259.19 Sq M  
(Excluding Garden Room)

Approx. Floor Area Including Restricted Heights 3005 Sq Ft - 279.16 Sq M  
(Including Eaves Storage)  
(Excluding Garden Room)

Garden Room Area 183 Sq Ft - 17.00 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only. Measured according to the RICS. Not To Scale.  
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