



## Lindfield Gardens | London | NW3

£920 Per Week |

 2  2  1  E

**ADN**  
RESIDENTIAL

A stylish and spacious two-bedroom apartment occupying the top floor of an attractive period conversion on one of Hampstead’s most sought-after residential roads.

The property is filled with natural light and offers a well-arranged layout, with a generous reception room providing plenty of space for both relaxing and dining. From here, the apartment opens onto a private roof terrace with impressive rooftop views across London, creating an excellent additional entertaining space.

There is a separate fitted kitchen, while the principal bedroom benefits from its own en-suite shower room. A further double bedroom and separate family bathroom complete the accommodation.

Additional features include useful storage throughout and off-street parking for one car, a particularly desirable benefit in this location.

Lindfield Gardens is conveniently positioned for Hampstead Underground Station, approximately 0.6 miles away, as well as Finchley Road Underground Station, approximately 1.0 mile away, providing access to the Northern, Jubilee and Metropolitan lines. The shops, restaurants, cafés and amenities of Hampstead Village are also within easy reach, together with the open spaces of Hampstead Heath.

An excellent home offering generous living space, private outdoor space, far-reaching views and parking in a prime Hampstead setting.

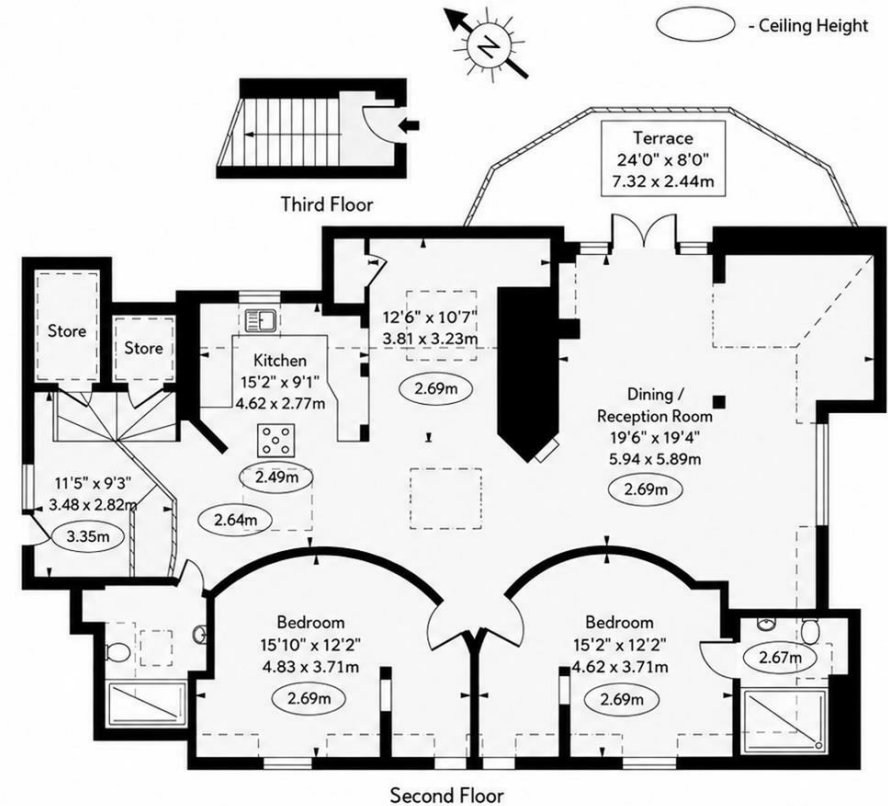
Council Tax Band: Camden - Band F  
Security Deposit: £4,600  
Holding Deposit: £920  
Deposits shown are based on an Assured Periodic Tenancy Agreement.

- Two Bedrooms
  - Roof Terrace
  - Kitchen
- Two Bathrooms
  - Spacious Reception / Dining Room
  - Off Street Parking

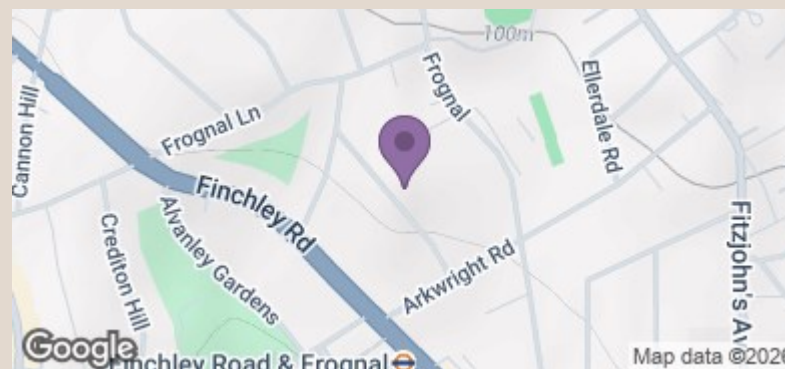
Council Tax Band: F  
EPC: E



# Lindfield Gardens, Hampstead, NW3



Approx Gross Internal Area 1119 Sq Ft - 103.96 Sq M  
Approx Floor Area Including Restricted Heights 1452 Sq Ft - 134.89 Sq M



| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 46      | 64        |
| EU Directive 2002/91/EC                     |   |         |           |

info@adnresidential.co.uk | 020 7407 5155