



Lindfield Gardens, Hampstead, London NW3 .| £8,000

- Brand new kitchen
- Outhouse/Home Office
- Private West facing Garden
- Own Entrance

- Annex
- Available 01 September 2024

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Vita Properties are delighted to offer this beautifully presented 4 bed 4 bath garden flat, based on a quaint, tree-lined street in Hampstead.

Set across an expansive 1905 sq ft (APPROX), this incredible property offers a wealth of unique design elements and character features. Comprising of a cosy reception room with feature fireplace and implemented storage; a fully-fitted kitchen/ diner; three double bedrooms with en-suite bathrooms, and each one offering its own unique feel, with one boasting gorgeous bay windows, and the master boasting direct garden access; the fourth bedroom is also a very good size double, and although there is no en-suite, a full bathroom can be found directly across the hall. Connecting the reception and kitchen is a breath-taking conservatory with access onto a large terrace with pergola overhead, and steps leading down to the luscious, green garden space. Finally, separate from the house, is a large cabin, which is fully wired for internet and also benefit its own charming patio area with feature fountain and trellis.

Ideally situated for transport links from Finchley Road & Frognal (Overground) and Hampstead Station (Northern line) and with an excellent supply of local shops, bars and cafés, as well as within the catchment area of a lot of well-respected schools and nurseries.



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	Flat
	Under Negotiation
	x 4
	x 1
	x 4



"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"



"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."



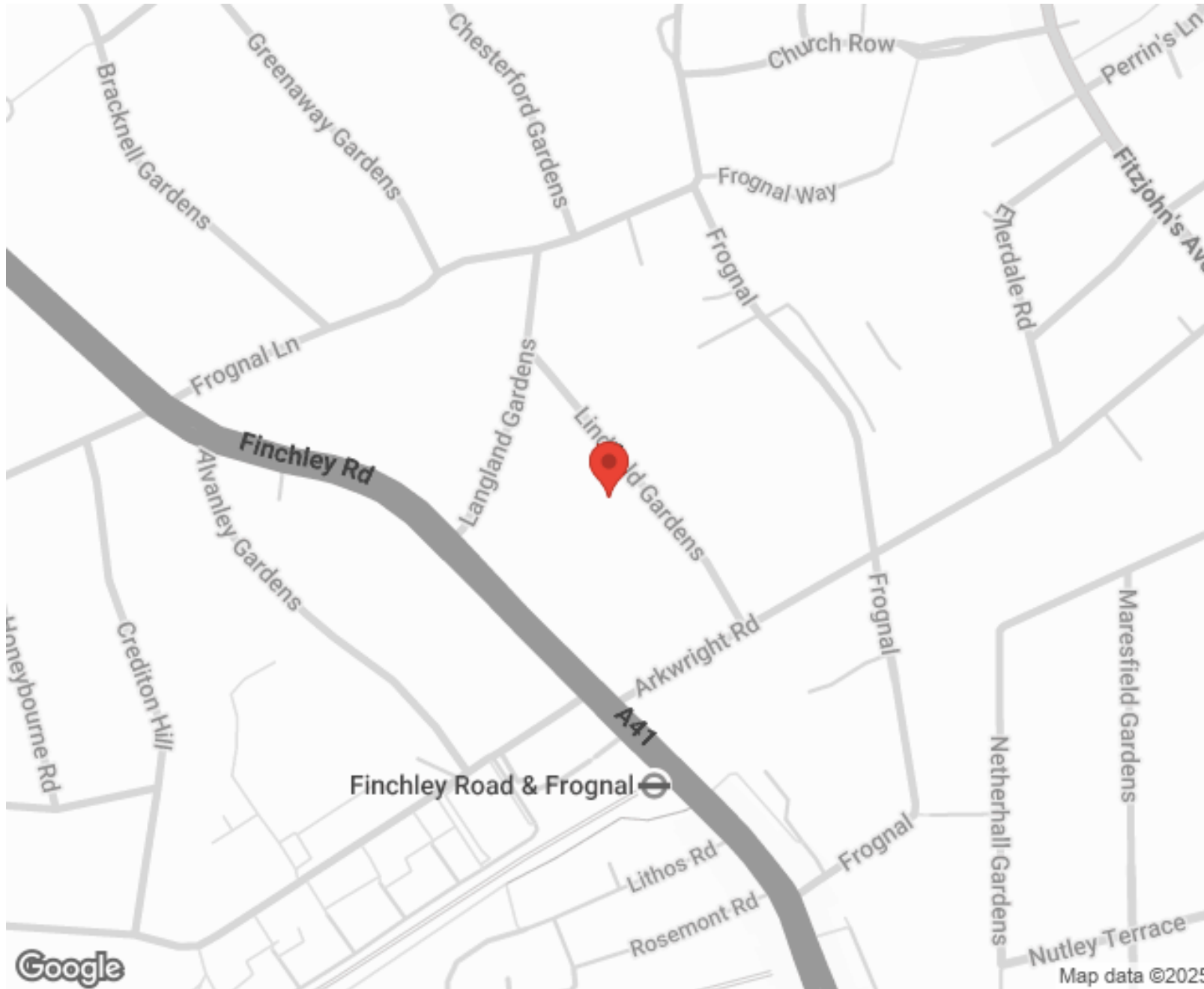
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



**MORE INFO, PICTURES,
CONTACT ON
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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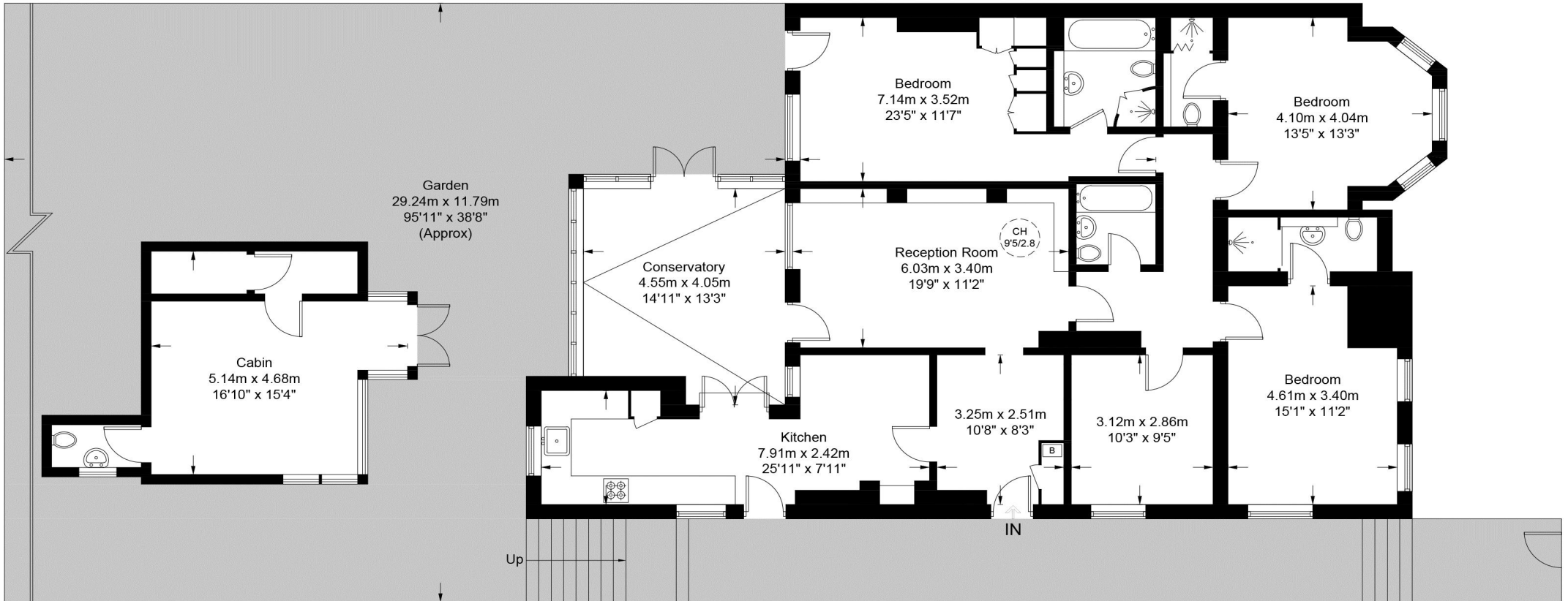


Lindfield Gardens, NW3

Approximate Gross Internal Area = 1661 sq ft / 154.3 sq m

Cabin = 244 sq ft / 22.7 sq m

Total = 1905 sq ft / 177 sq m



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID778864)