

An aerial view of a modern courtyard. In the center is a rectangular wooden dining table with six dark wicker chairs. To the right is a long, low grey sofa with a dark metal frame, accompanied by a round dark coffee table and a small black lantern. A large planter box filled with various green plants and yellow flowers is on the right side. In the upper left, a dining area with a dark table and orange chairs is visible through a glass wall. The courtyard is paved with light-colored stone tiles and surrounded by a modern building with large glass windows and balconies. A glass railing runs along the left side of the courtyard.

LYNDHURST GARDENS

Belsize Park NW3



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BELSIZE PARK NW3

Set behind a gated driveway a new build five-bedroom detached house with a contemporary facade is discreet but distinct. Its visible volume contradicts the scale of the living volume beyond. Its exterior styling juxtaposes the area's notable houses yet pays homage to the evolution of an area known for its culture, creativity, affluent and diverse residents. Designed in a modern vernacular to include a plethora of glass and heritage red brick, synonymous with the area. To the rear is an unexpectedly two-tier garden, secluded with a sense of calmness, with its dining and lounging zones opening on to a protected courtyard, providing an extension to the heart of the living spaces.



As you enter a light flooded reception area, with full height glazing to reveal the inner secret and volume of the residence, and the gardens beyond. Descending via the generous cantilevered staircase with natural oak finish, a bespoke specialist glass hand-crafted sculptural chandelier connects the four floors. The falling leaf feature captures the essence of the house's relationship with nature, and its connection with the internal courtyard space. The secluded courtyard accessed via floor to ceiling sliding glass walls, provide an abundance of natural light to the heart of the house, whilst allowing free flowing movement. Lyndhurst Gardens is enviably positioned in a tree lined location only moments from both Belsize and Hampstead Villages with their array of many boutiques, pavement cafes and restaurants together with easy access to the green spaces of Hampstead Heath.



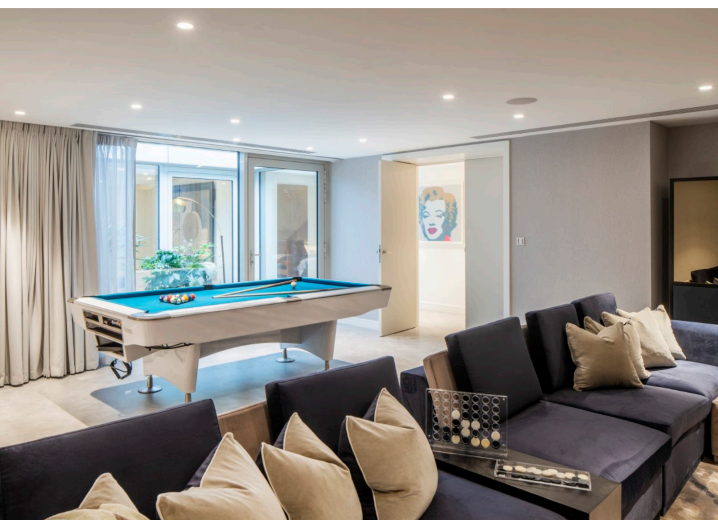


Specification:

- Water borne under floor heating with multizone control through the building
- Electric underfloor heating to bathrooms with heated towel rails
- Control 4 AV / speaker system controlled via iPad
- Air conditioning in the gym, family room, lounge, kitchen & study
- Deco flame ethanol-fuelled remote-controlled fireplace to living area
- KNX installed throughout allowing complete internal and external lighting control, security programming and climate control
- KNX controlled curtains to principle living areas and principal bedroom
- Bespoke custom made kitchen with Gaggenau and Miele appliances, Quooker hot tap
- EuroCave climate controlled wine gallery (max 180 bottles)
- Oak joinery
- Polished concrete and oak floors
- Hand crafted bohemian crystal glass feature pendants by Gladee
- CCTV and comprehensive security system
- Art works to be sold separately prices on request
- Furniture may be available under separate negotiation









EPC B81

Price on Application

Subject to contract

Tenure: Freehold

Joint Sole Selling Agency

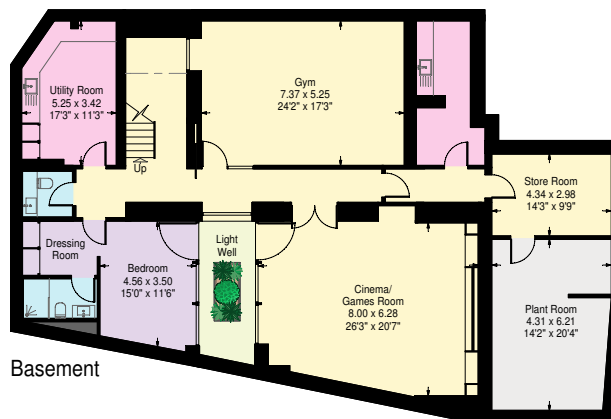
Approximate Gross Internal Area

House - 565.6 sq.m / 6088 sq.ft

Not including reduced height area

23.8 sq.m / 256 sq.ft

Total - 589.4 sq.m / 6344 sq.ft



RECEPTION HALL · KITCHEN/DINING ROOM
RECEPTION ROOM · HOME OFFICE/RECEPTION ROOM
CINEMA/GAMES ROOM · GYM
PRINCIPAL BEDROOM WITH EN-SUITE
BATHROOM AND DRESSING ROOM
SECOND BEDROOM SUITE WITH EN-SUITE
SHOWER ROOM AND DRESSING ROOM
TWO FURTHER BEDROOMS
(FURTHER EN-SUITE SHOWER ROOM)
FAMILY BATHROOM · UTILITY ROOM
STORE ROOM · PLANT ROOM
SECURE GATED, PRIVATE PARKING FOR TWO/THREE CARS
SECONDARY SERVICE KITCHEN
COURTYARD TERRACE
UPPER TERRACE/GARDEN

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