

**ASTONCHASE**

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69-71 PARK ROAD  
LONDON NW1 6XU  
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**OLD CONDUIT HOUSE  
LYNDHURST TERRACE  
HAMPSTEAD  
LONDON NW3**

**£4,750 PER WEEK  
SUBJECT TO CONTRACT**

Lyndhurst Terrace is superbly located within close proximity to all of the shops and restaurants of Hampstead and Belsize Park Villages. The house is within minutes of the Swiss Cottage Station (Jubilee Line), and the convenient transport links of Finchley Road.

The house was built by the stained-glass manufacturers John Burlison and his son-in-law, Alfred Bell in 1864. This unique residence has four imposing reception rooms with high ceilings, gated private courtyard, off-street parking for two cars, a large west-facing terrace and an 80ft rear garden.





## ACCOMMODATION

- Large entrance hall with guest cloakroom
- Library overlooking front garden
- Large Reception with two terraces
- Lower ground consists of eat in kitchen
- Family room and doors leading to large terrace and garden
- Primary bedroom with dressing room, ensuite bathroom and terrace
- Further four bedrooms benefitting from ensuites

## AMENITIES

- Grade 11\* listed
- Beautiful stain glass windows
- Great entertaining spaces
- Large private garden
- Off Street parking for two cars

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**COUNCIL TAX**

Camden (Band H)

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**EPC RATING:**

E

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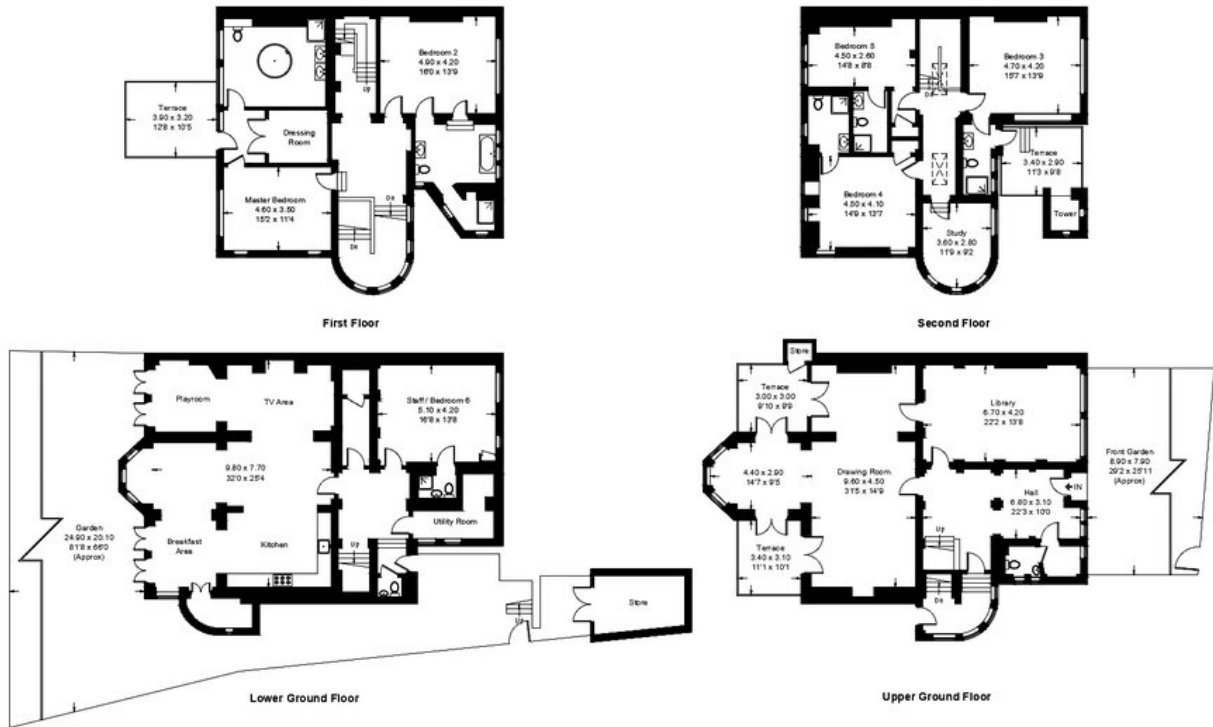
#### IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.



## Old Conduit House, NW3

Approximate Gross Internal Area = 470 sq m / 5054 sq ft



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. (ID477162)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   c
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		



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