

est 1979

 **Jeremy  
Leaf & Co.**



Lyttelton Road, London

£400,000

- 2 Bedroom Apartment
- Close To Local Amenities
- Close To Local Transport Links
- Service Charge approx £2,800 pa
- Ideal For 1st Time Buyers
- 2 Private Balconies
- Viewings Are Highly recommended!
- Lease approx 138 years

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<https://www.jeremyleaf.co.uk/>

# Lyttelton Road, London, N2 0EB

Jeremy Leaf are proud to offer this bright two-bedroom flat, set within a popular mansion block on Lyttelton Road.

This property is an ideal choice for first-time buyers, small families, or buy-to-let landlords looking for a well-located home in the Hampstead Garden Suburb area.

The accommodation includes a good-sized reception room with plenty of space for both living and dining. There are two comfortable double bedrooms and a clean, modern family bathroom.

The flat has a practical layout that makes the most of the floor space and gets good natural light throughout.

It is just a short walk from the local independent shops and cafes at The Market Place, as well as the green open spaces of Lyttelton Playing Fields.

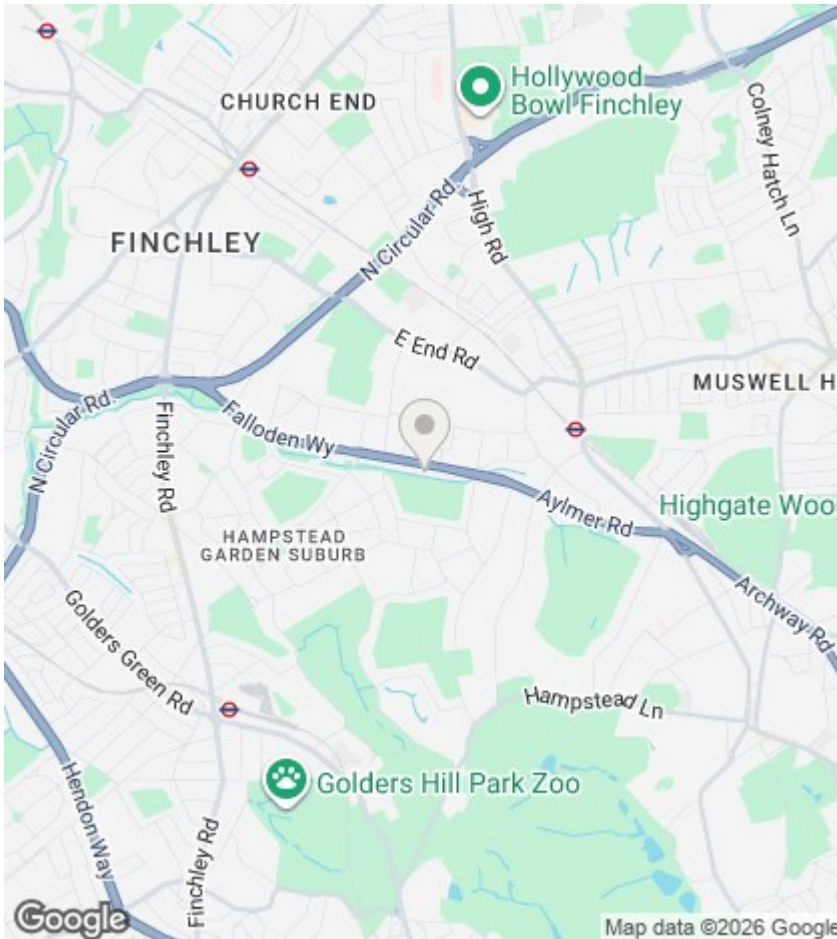
A short walk takes you to the local independent shops, cafes, and parks, making it ideal for anyone wanting a quiet home close to local amenities.



Council Tax Band: D







## Directions

## Viewings

Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 82        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

