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# Lyncroft Mansions, Lyncroft Gardens, West Hampstead

Asking Price £850,000



A beautifully presented two-bedroom apartment arranged on the first floor of this charming mansion block, ideally situated on a quiet, tree-lined street in the heart of West Hampstead.

The property features a bright and spacious reception room with a working fireplace and wood flooring, a well-appointed fitted kitchen equipped with a full range of modern appliances, following on to the dining room, two double bedrooms, a full bathroom, separate cloakroom.

The property is sold chain-free and with a share of the freehold.

Situated in the desirable enclave of West Hampstead, residents benefit from easy access to a wide range of amenities, including boutique shops, trendy cafés, renowned restaurants, and excellent transport links, offering seamless connectivity to Central London and beyond.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777

[westhampsteadsales@hunters.com](mailto:westhampsteadsales@hunters.com) | [www.hunters.com](http://www.hunters.com)

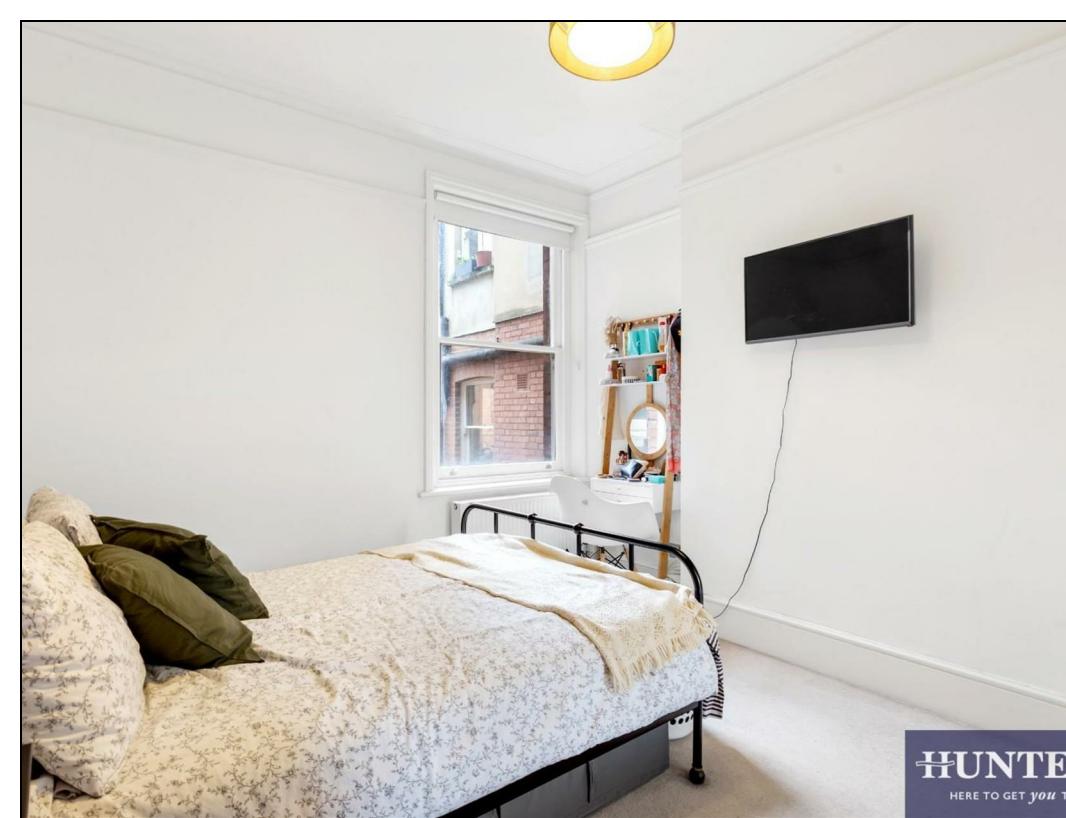


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## KEY FEATURES

- Two Bedroom First Floor Apartment
- Well-maintained mansion block
- Period features throughout
- Over 966 sq.ft. of internal living space
- Sold chain-free with a share of freehold
- Built-in storage throughout
- Double glazed large windows
- Close to West End Lane amenities

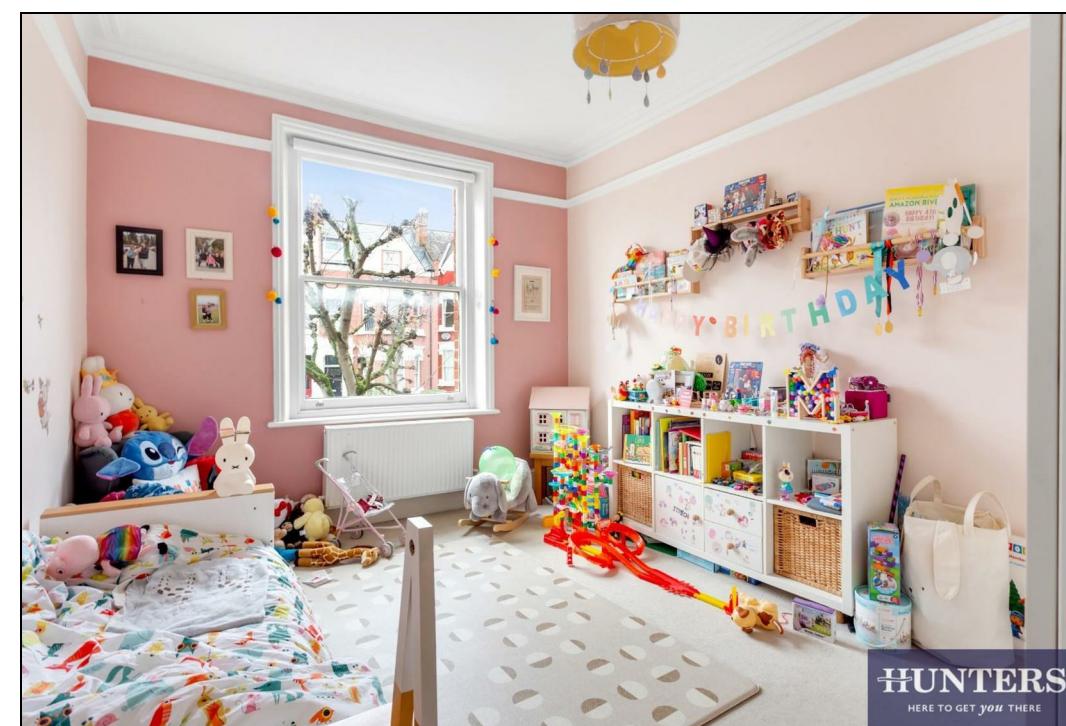




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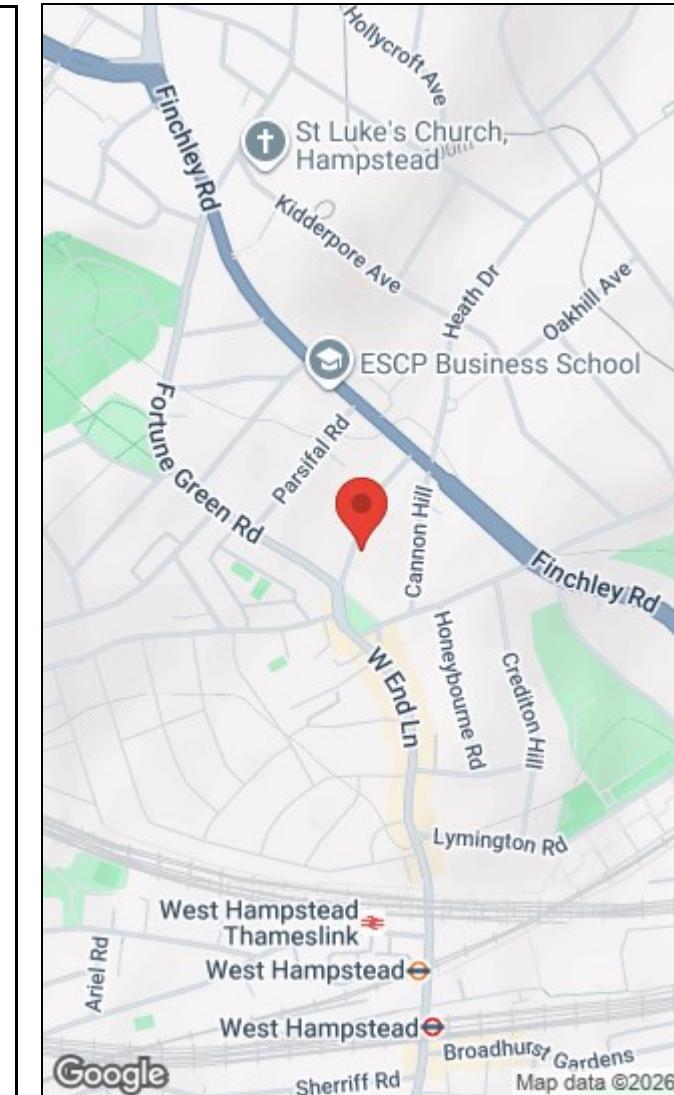
FIRST FLOOR  
994 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for guidance only and is not to scale. It is not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Measured November 2002



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	EU Directive 2002/91/EC		
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