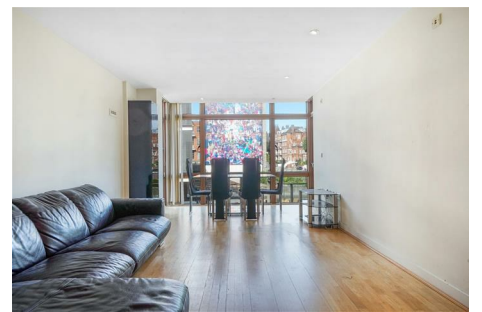
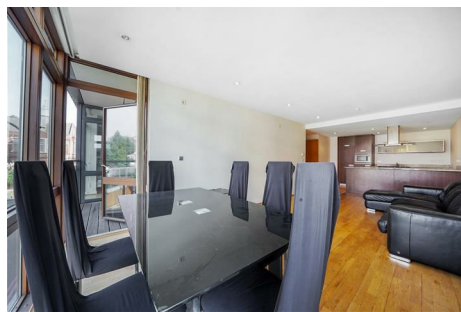


CROFT ESTATES

LONDON



52 Lymington Road London NW6

This contemporary two-bedroom flat, situated in a modern development along Lymington Road, London NW6, offers sleek and stylish living with an abundance of natural light. The open-plan reception room, featuring floor-to-ceiling windows, seamlessly flows into a fully fitted kitchen and opens onto a private balcony, creating an ideal space for entertaining.

The property includes a spacious master suite with a walk-in wardrobe and balcony access, a second double bedroom, and a modern family bathroom. Additional perks include underfloor heating, a 24-hour concierge, and a secure underground parking space for your convenience.

Perfectly positioned, the flat is close to the vibrant amenities of Finchley Road and West End Lane, with excellent transport connections. With easy access to top schools, shops, and restaurants, this is an ideal choice for modern city living.

Asking price £900,000

52 Lymington Road

London NW6



- Two double bedrooms
- Two bathrooms (one en-suite)
- Located on the third floor of a modern building with porter
- Luxury modern development
- Private Balcony
- Floor to ceiling windows overlooking Lymington Road
- Secure underground parking
- CCTV
- Great buy to let opportunity
- Close to UCS boys school and South Hampstead Girls School

External

Reception

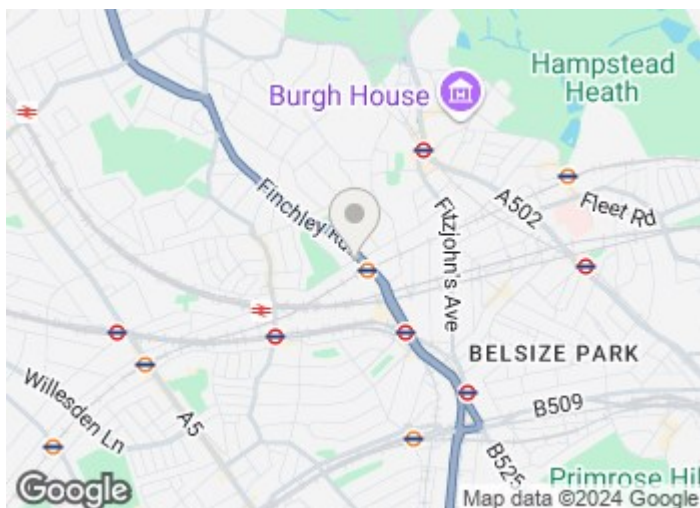
Dining Area

Master bedroom suite

En-suite bathroom

2nd bedroom

Family shower room



Directions

Perfectly positioned, the flat is close to the vibrant amenities of Finchley Road and West End Lane, with excellent transport connections via Finchley Road (0.3 miles), West Hampstead (0.4 miles), and Swiss Cottage (0.6 miles), providing access to the Jubilee, Metropolitan, Overground, and Thameslink services. With easy access to top schools, shops, and restaurants, this is an ideal choice for modern city living.



Floor Plan

Lymington Road, NW6 1HQ

Approx Gross Internal Area = 93.2 sq m / 1003 sq ft

Balcony = 3 sq m / 32 sq ft

Total = 96.2 sq m / 1035 sq ft



Third Floor

Ref:

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(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	