

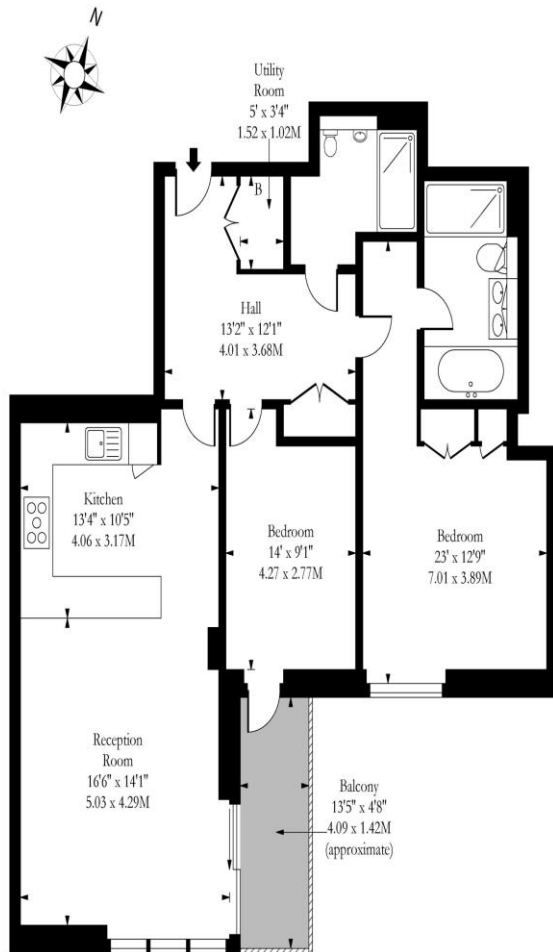


2 Bedroom
52 Lymington Road
London NW6

- South facing balcony
- Chain free
- Lift
- Secure parking

Offers in excess of £1,000,000
Leasehold

Pulse Apartments NW6



Second Floor

Approx Gross Internal Area 1022 Sq Ft - 142.88 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale
www.tomekphotography.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

A stunning and well-maintained two-bedroom, two-bathroom apartment in immaculate condition, set within a modern low-rise private development. This stylish home features an open-plan reception room with a fully integrated kitchen, complemented by sleek hardwood flooring throughout. The property boasts a bright south-facing balcony, providing ample natural light. Residents benefit from 24-hour concierge service, secure underground parking, and convenient lift access to all floors. Ideally located just minutes from Fognal Overground Station and Finchley Road Underground Station, offering excellent transport links and easy access to local amenities.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.