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# Lyncroft Mansions, Lyncroft Gardens, West Hampstead, London, NW6

## Offers In Excess Of £900,000



Bringing to the market this stunning 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 large bay window, beautiful herringbone wood flooring, and excellent natural light throughout. The well-appointed fitted kitchen is equipped with a full range of modern appliances and leads through to a separate dining room, offering an ideal space for both everyday living and entertaining. There are two generous double bedrooms, benefiting from ample built-in storage and fitted wardrobes, alongside a family bathroom and a separate cloakroom.

Further benefits include gas central heating, high-speed broadband connectivity, external storage, additional space for bikes in the cellar, access to a shared rear patio garden, and residents' on-street parking.

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

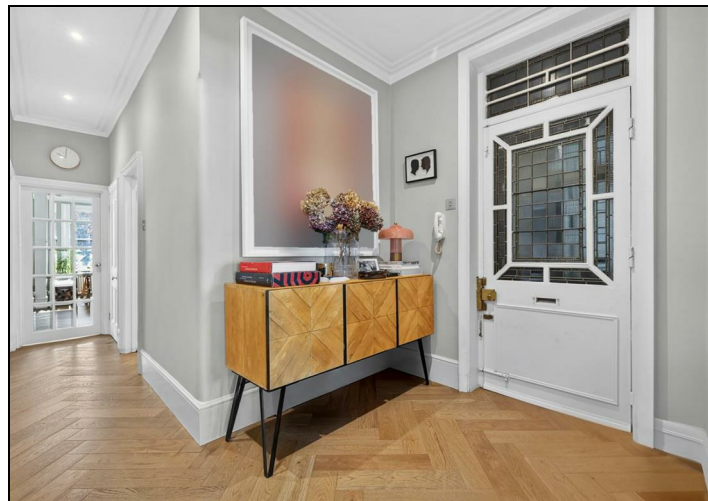
Situated in the desirable enclave of West Hampstead, residents benefit from easy access to a wide range of amenities, including boutique shops, trendy cafés, renowned restaurants, and excellent transport links, offering seamless connectivity to Central London and beyond.

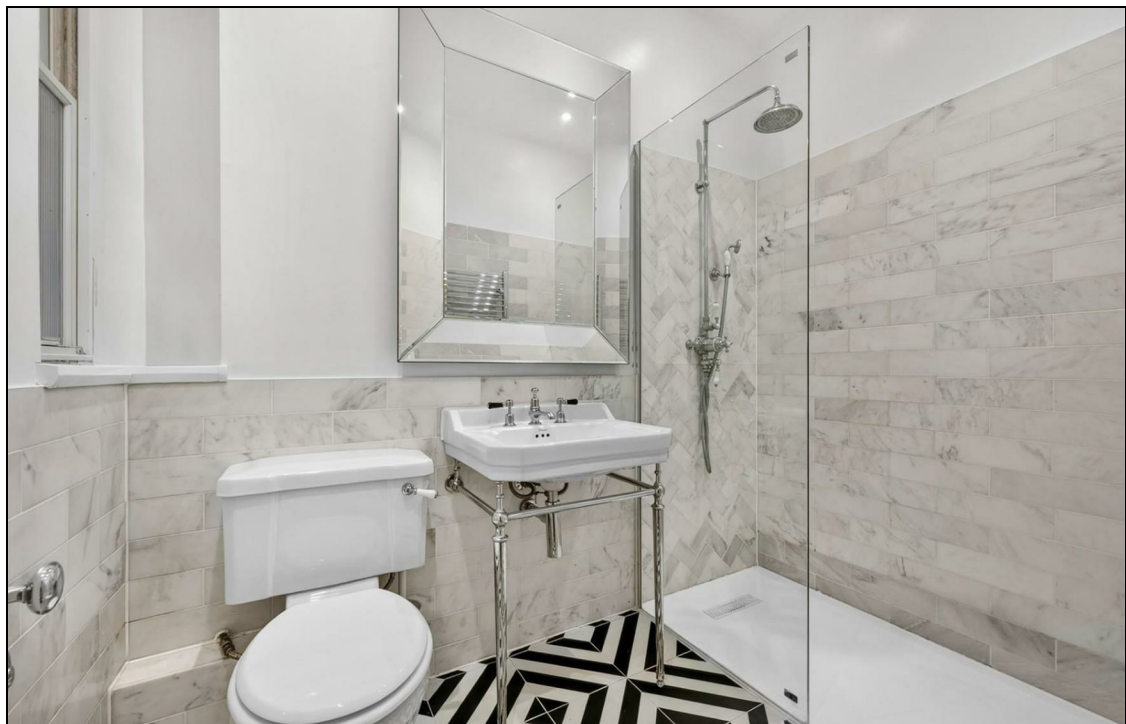
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



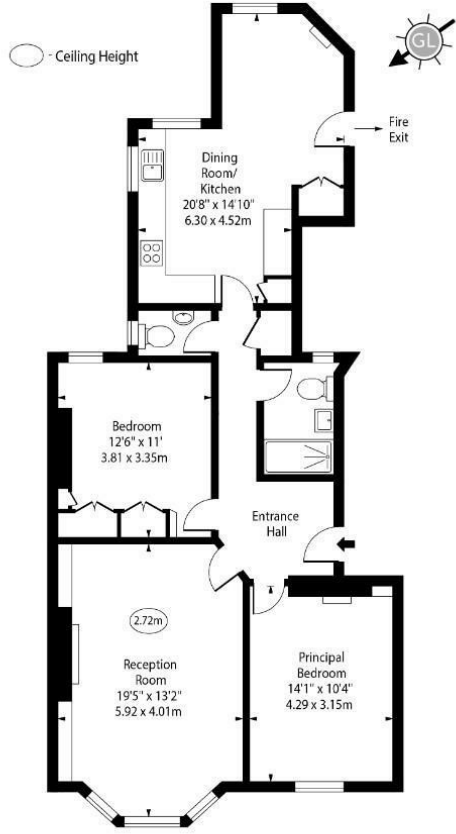
## KEY FEATURES

- Two Bedroom Stunning First Floor Apartment
- Well-maintained mansion block
- Sold chain-free with a share of freehold
  - Secure bike storage
  - Turn-key condition
- Close to West End Lane amenities
  - Built-in storage throughout
- Close to 1,000 sq.ft of internal living space



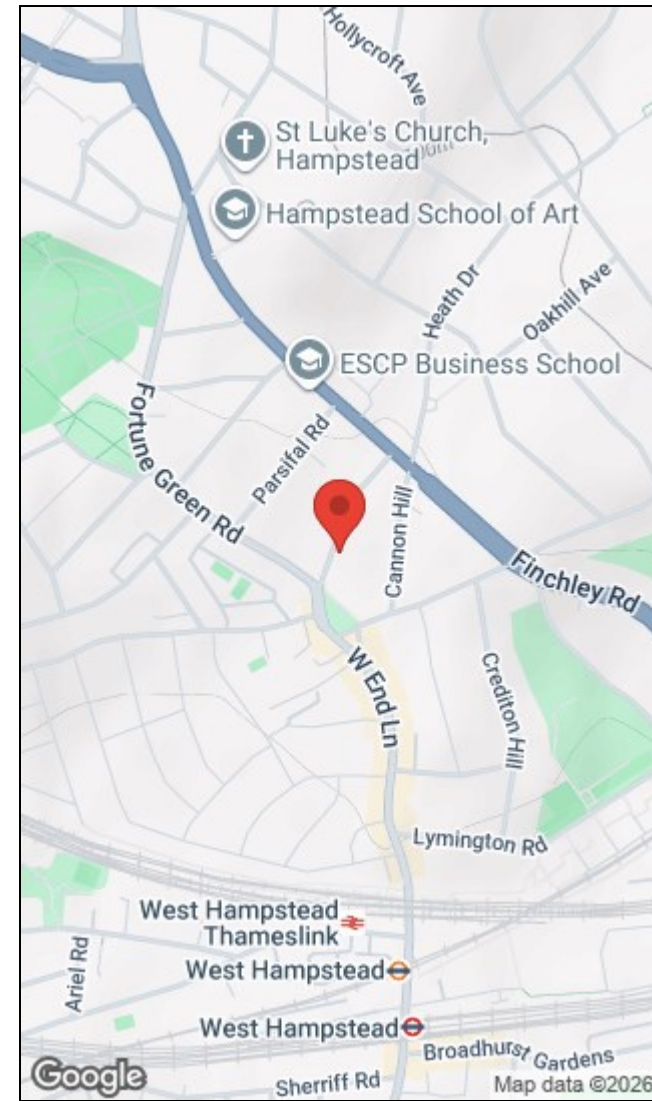


Lyncroft Mansions,  
Lyncroft Gardens



First Floor  
Approx Gross Internal Area 946 Sq Ft - 87.88 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.  
www.goldlens.co.uk  
Ref. No. 031408K



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	69	77	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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