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Lymington Road, West Hampstead, London,
NW6
Asking Price £600,000



A beautifully presented split-level two-bedroom apartment arranged over the second and third floors of this charming period conversion, 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 attractive wood flooring, a well-appointed fitted kitchen equipped with a full range of modern appliances, and a full bathroom and WC.

Both double bedrooms benefit from fitted wardrobes, offering ample storage space. Additional features include double glazing throughout and part furnishing.

Perfectly located close to the excellent shops, cafes, and transport links of West Hampstead, this lovely home offers comfort, character, and convenience in equal measure.

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



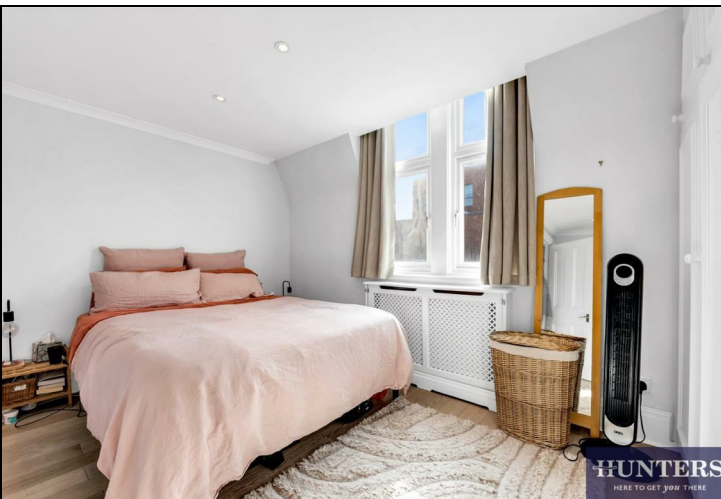
This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.

KEY FEATURES

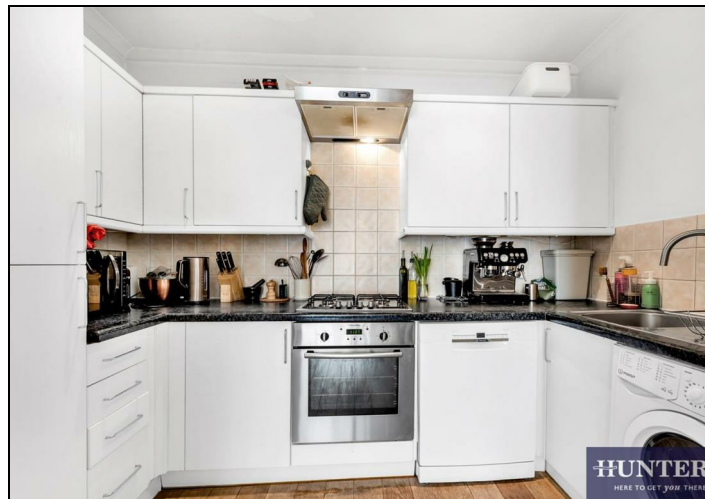
- Split-level two-bedroom apartment set over the second and third floors
- Located on a quiet, tree-lined street in the heart of West Hampstead
- Bright reception room with wood flooring and a working fireplace
- Modern fitted kitchen with a full range of appliances
 - Fully tiled bathroom with shower and WC
- Two double bedrooms, both with fitted wardrobes
- Double glazing throughout for comfort and energy efficiency
- Part furnished and ideally positioned close to shops, cafés, and excellent transport links



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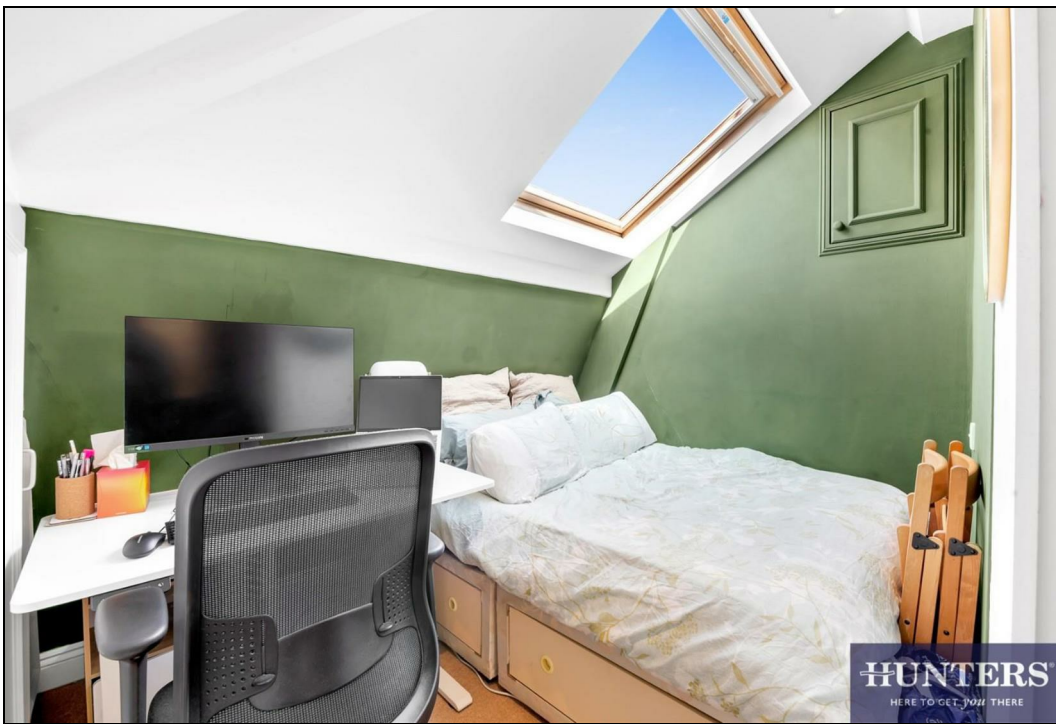
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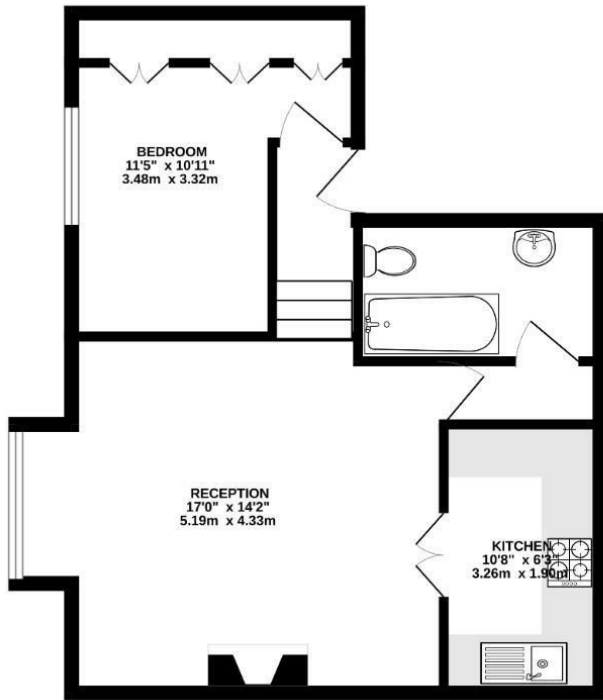
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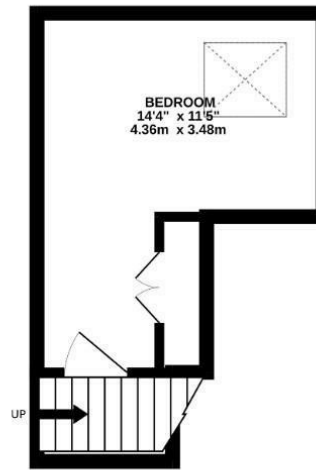
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BASEMENT
498 sq.ft. (46.2 sq.m.) approx.

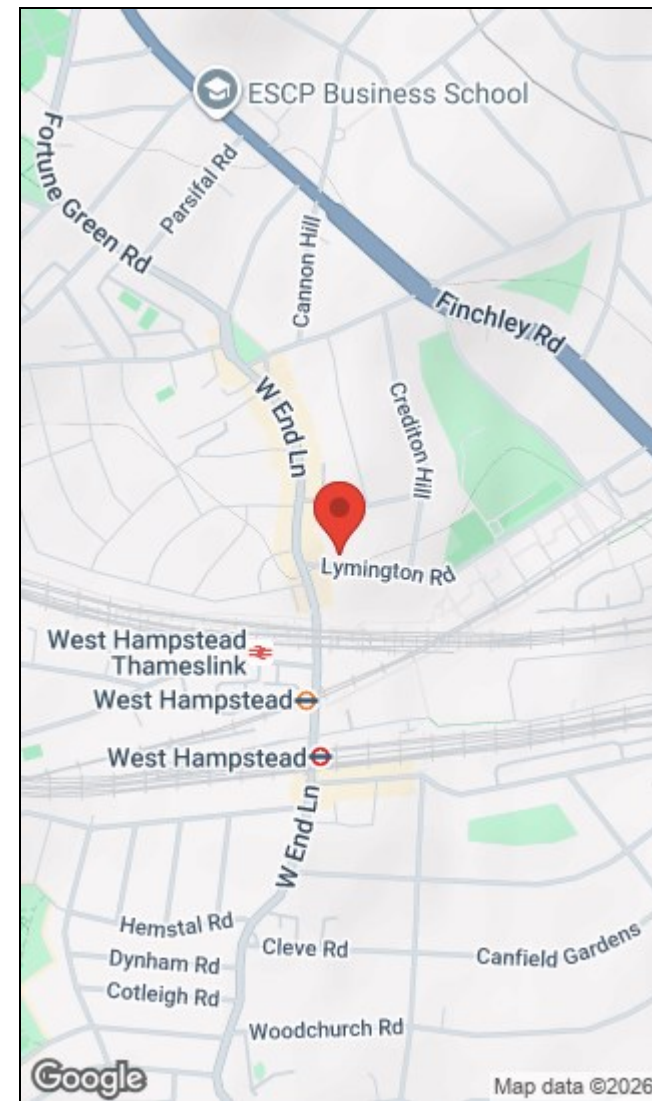


SECOND FLOOR
153 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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 mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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