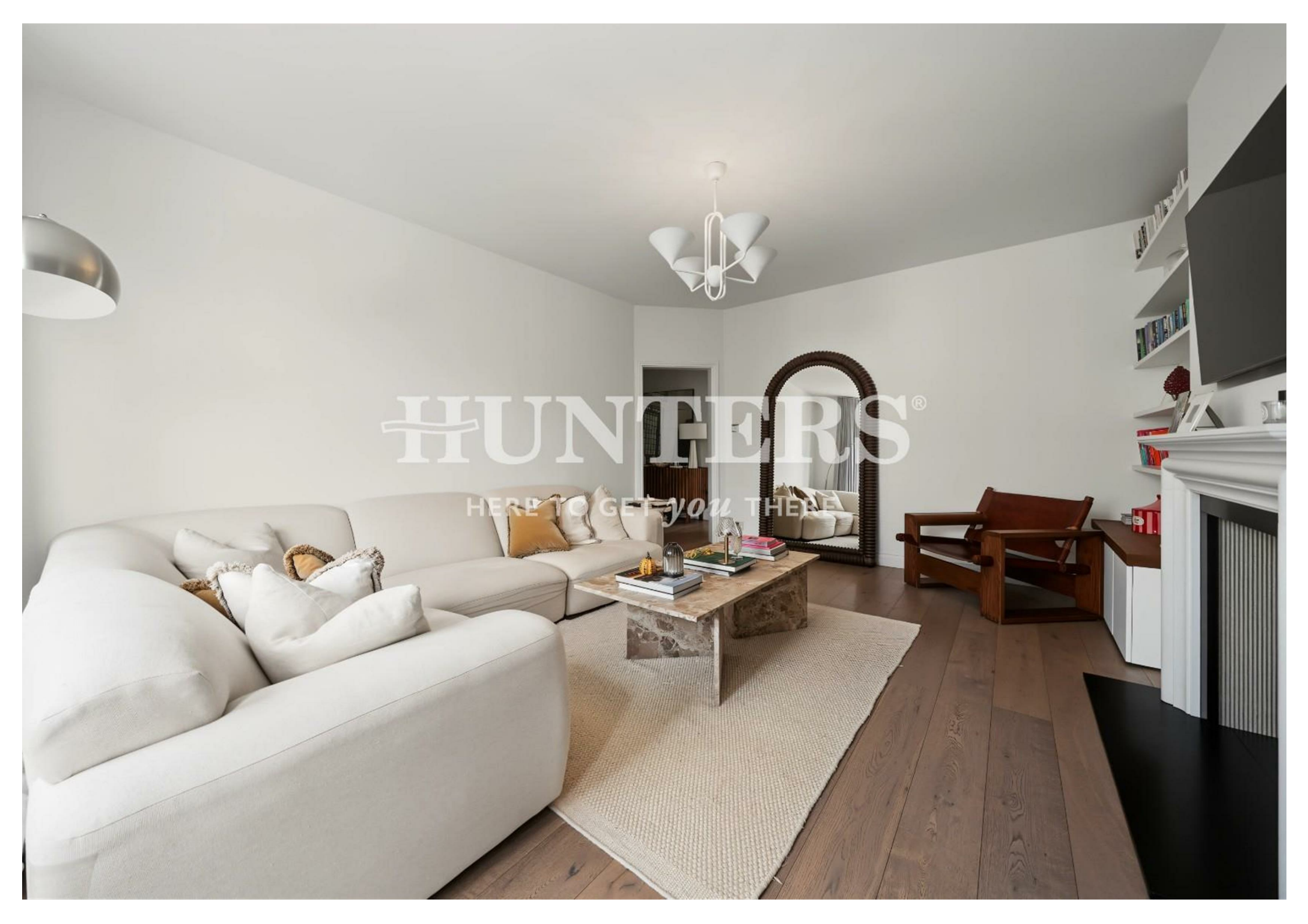




Lyncroft Gardens, , London, NW61JX  
Asking Price £900,000

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HERE TO GET *you* THERE



# Lyncroft Gardens, , London, NW61JX

**Asking Price £900,000**

Bringing to the market this beautifully interior-designed two-bedroom, two-bathroom apartment set on the second floor of one of West Hampstead's most sought-after mansion blocks, on a quiet, tree-lined residential street.

Finished to an exceptional standard throughout, the property features a stunning 19ft triple-aspect reception room with a fireplace, exposed brickwork, wooden flooring and an abundance of natural light. The bespoke fitted kitchen, handcrafted in the Cotswolds with integrated appliances, opens into a dining area overlooking the communal gardens, creating an ideal space for both everyday living and entertaining.

There are two generous double bedrooms with fitted wardrobes, including a principal bedroom with a stylish en-suite, alongside a contemporary family bathroom.

Further benefits include gas central heating, external storage, additional bicycle storage in the cellar, access to a shared rear patio garden, residents' on-street parking, and a share of the freehold.

The apartment was featured in \*The Times\* and \*Financial Times House & Home\* magazine in 2019. Ideally located just 0.2 miles from West Hampstead's Jubilee, Thameslink and Overground stations, the property is also moments from the area's excellent cafés, restaurants and local amenities.











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

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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## Lyncroft Mansions, Lyncroft Gardens, London, NW6 1JX

Second Floor  
GROSS INTERNAL FLOOR AREA:  
APPROX. 94.3 SQ M / 1015 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 94.3 SQ M 1015 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
020 7431 4777 | Website: [www.hunters.com](http://www.hunters.com)

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