



Flat 20

Lithos Road | | London | NW3 6BF

£545,000

PARK & VALE
sales | lettings | management

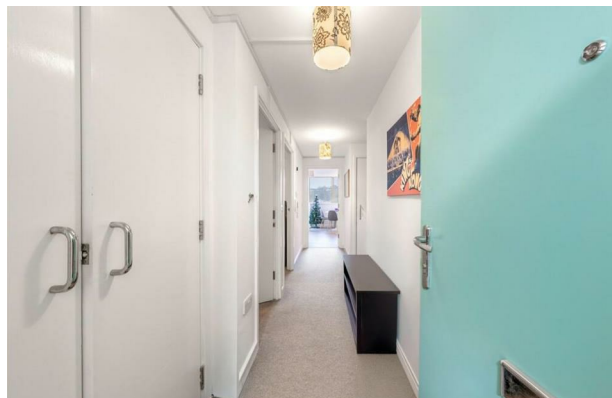
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Park and Vale are delighted to offer you the opportunity to acquire this fantastic purpose-built flat. The property offers a perfect blend of modern living and convenience. Spanning an impressive 756 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable home.

The semi-open plan living area is designed to maximise space and light, creating a welcoming atmosphere for both relaxation and entertaining. The well-appointed kitchen flows seamlessly into the living room, ensuring that you can enjoy the company of friends and family while preparing meals. A private balcony extends the living space outdoors, providing a lovely spot to unwind with a morning coffee or enjoy the evening breeze.

- Open plan living
- Two double bedrooms
- Communal Gardens
- Close links to Jubilee and Metropolitan line
- Private Balcony
- Passenger Lift
- Long Lease



Lithos Road, London, NW3 6BF

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 70.24 SQ M / 756 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 70.24 SQ M / 756 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.

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

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