

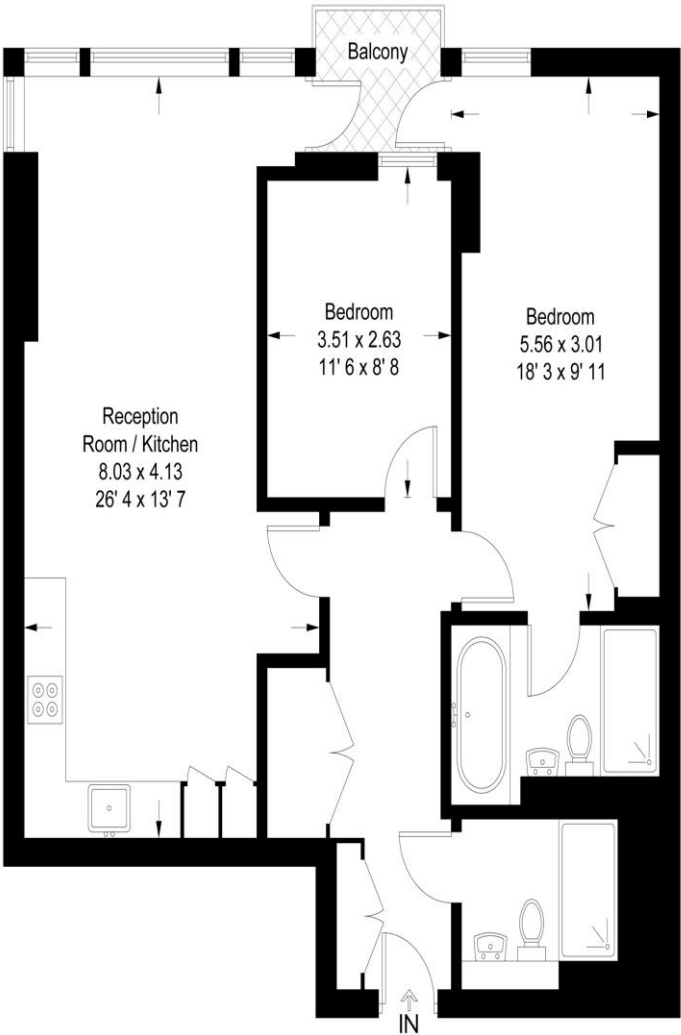
2 Bedroom Flat
Lymington Road
London NW6

- Immaculate apartment
- Two Double Bedrooms
- Two Bathrooms
- Lift

Asking price of £665,000
Leasehold

Pulse Apartments

Approximate Gross Internal Area = 849 sq ft / 78.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Situated on the fourth floor of this modern and well-maintained development, this beautifully presented two double bedroom apartment offers bright, contemporary living and is ready for immediate occupation. The accommodation comprises a spacious open-plan living and dining area with a modern fitted kitchen, creating an ideal space for both everyday living and entertaining. There are two generous double bedrooms, including a principal bedroom with a stylish en-suite shower room, together with a contemporary family bathroom. Further benefits include lift access to all floors, a secure underground allocated parking space and the convenience of a 24-hour concierge service.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	85	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	85
(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

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