

LYMINGTON ROAD — NW6

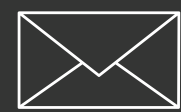


Asking Price £1,350,000

LYMINGTON ROAD — NW6

convenience /kən'viːniəns/
noun

The quality of being useful, easy or suitable for somebody



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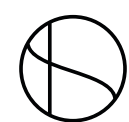


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LYMINGTON ROAD — NW6

RECEPTION/ DINING



LYMINGTON ROAD — NW6



Newly constructed just over 20 years ago, The Pulse Apartments sit on a prominent corner plot, diagonally opposite both Hampstead Cricket Club and Camden Arts Centre.

Inside, beyond the vaulted entrance lobby and the concierge's desk, is an apartment which provides for much of what an incoming buyer might desire.

An immaculate internal refurbishment. Superbly proportioned lateral accommodation, flooded with natural light.

Air conditioning. Secure underground parking for one car. A concierge service 6 days a week, 24 hours a day. A south-west-facing balcony with views towards the cricket club.

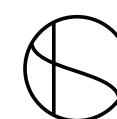
Two of the country's top 30 independent schools within half a mile,

and the Underground, Overground and Thameslink within the same distance.

Equidistant between West Hampstead and Hampstead, perfectly situated for the amenities of both, including a wide range of cafes, independent stores and restaurants, and less than a mile from Hampstead Heath.

Exceptionally well served for transport links.

Bond Street in 9 minutes, Farringdon in 14, London Bridge in 22, Canary Wharf in 28, and Heathrow, Luton and Gatwick all in under an hour.



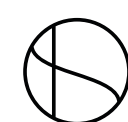
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RECEPTION/ DINING



BALCONY



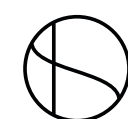
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DINING



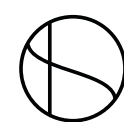
KITCHEN



LYMINGTON ROAD — NW6



PRINCIPAL BEDROOM SUITE



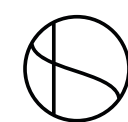
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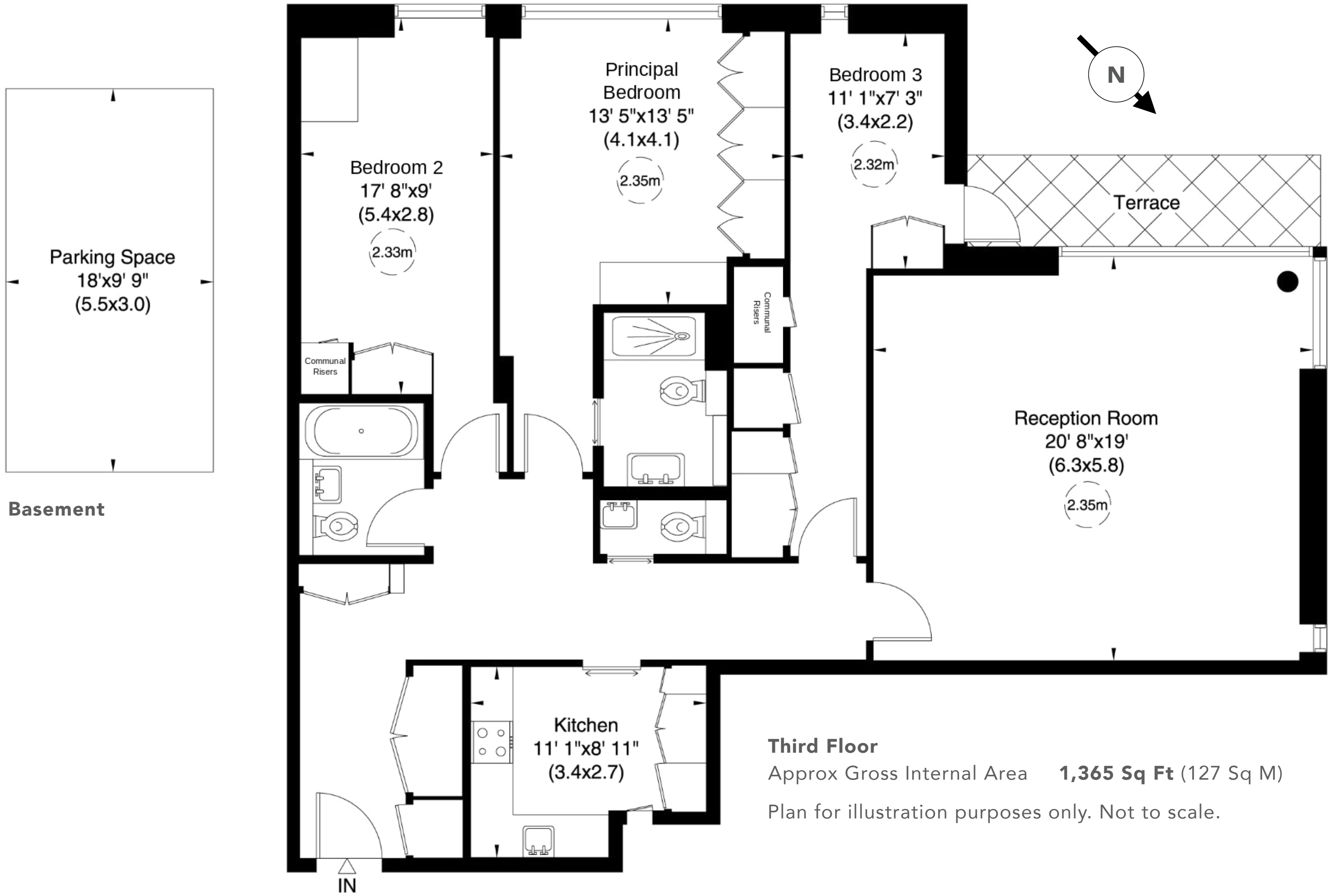


FAMILY BATHROOM



PRINCIPAL BATHROOM





Third Floor

Approx Gross Internal Area **1,365 Sq Ft** (127 Sq M)

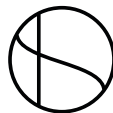
Plan for illustration purposes only. Not to scale.

Accommodation

- Principal bedroom suite w/ en-suite shower room
- 2 further bedrooms
- Family bathroom
- Guest WC
- Reception/ dining room
- Fully fitted kitchen

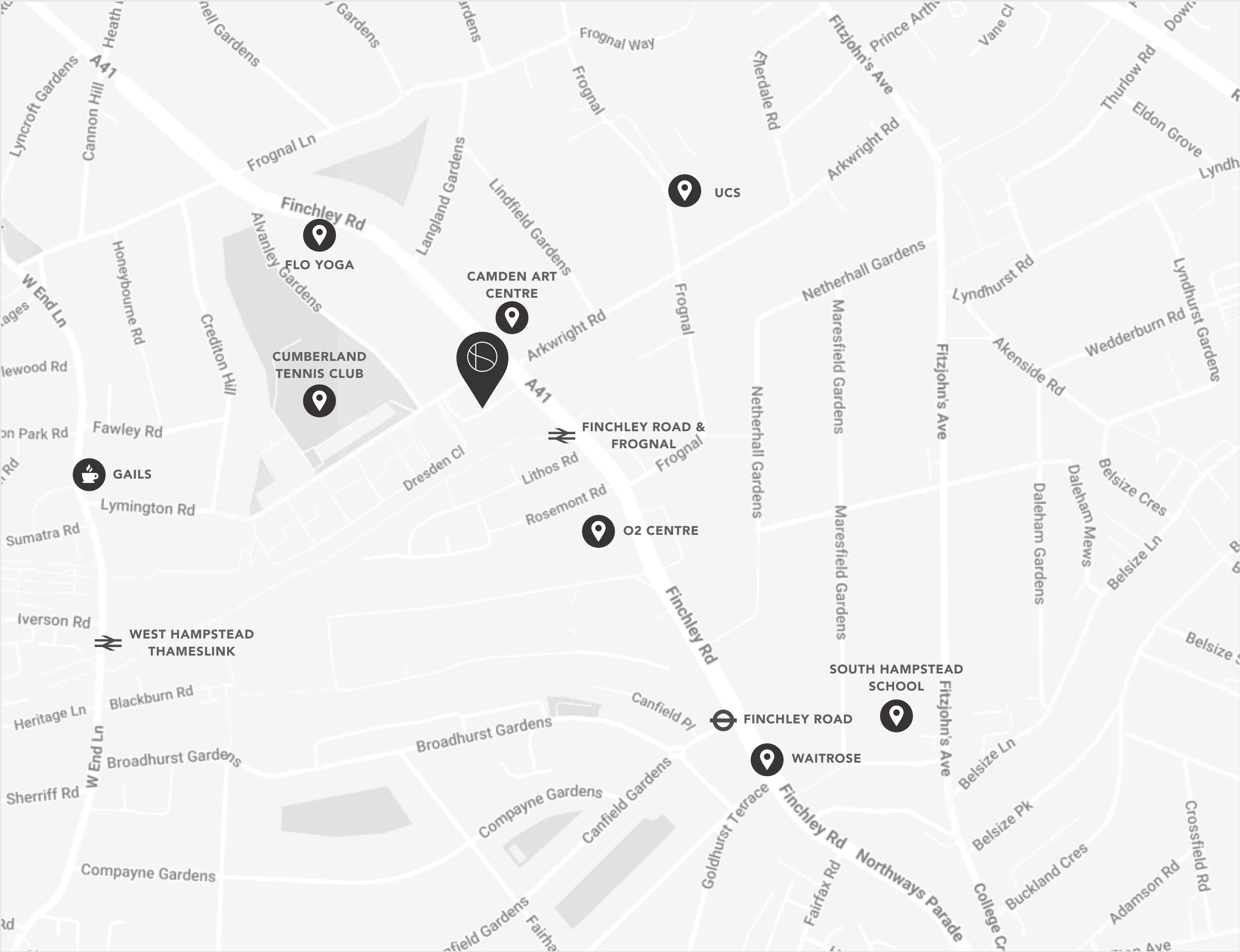
Amenities

- Concierge service (24 hours, Monday to Saturday)
- Secure underground parking for one car
- Air conditioning
- Underfloor heating



Local Area

LYMINGTON ROAD — NW6



Terms

- **Tenure:** Leasehold
- **Length of lease:** Approximately 126 years
- **Annual service charge amount:** Approximately £9,000
- **Annual ground rent amount:** Approximately £300
- **Council Tax band:** London Borough of Camden (Band G)

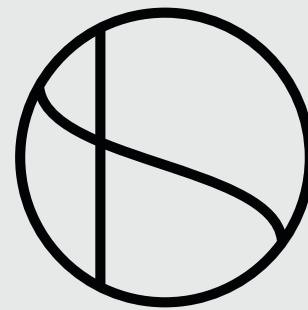
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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