



HUNTERS®  
HERE TO GET YOU THERE

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HERE TO GET *you* THERE

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# Lymington Road, London, NW6

## Offers In Excess Of £1,000,000



\*\*\* £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. \*\*\*

Hunters are delighted to present this stunning and modern two-bedroom, two-bathroom apartment, set within a highly regarded apartment building and benefiting from underground parking and far-reaching views from a private balcony.

The property offers spacious accommodation throughout, including two generous double bedrooms, two contemporary bathrooms, ample built-in storage, fully integrated kitchen and a bright open-plan living area designed for modern living. The property is sold chain-free with a leasehold.

Ideally located between Hampstead and West Hampstead, the apartment enjoys easy access to an excellent selection of shops, cafés, restaurants and local amenities. Transport links are superb, with nearby Finchley Road and West Hampstead stations providing Jubilee, Metropolitan, Overground and Thameslink services.

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

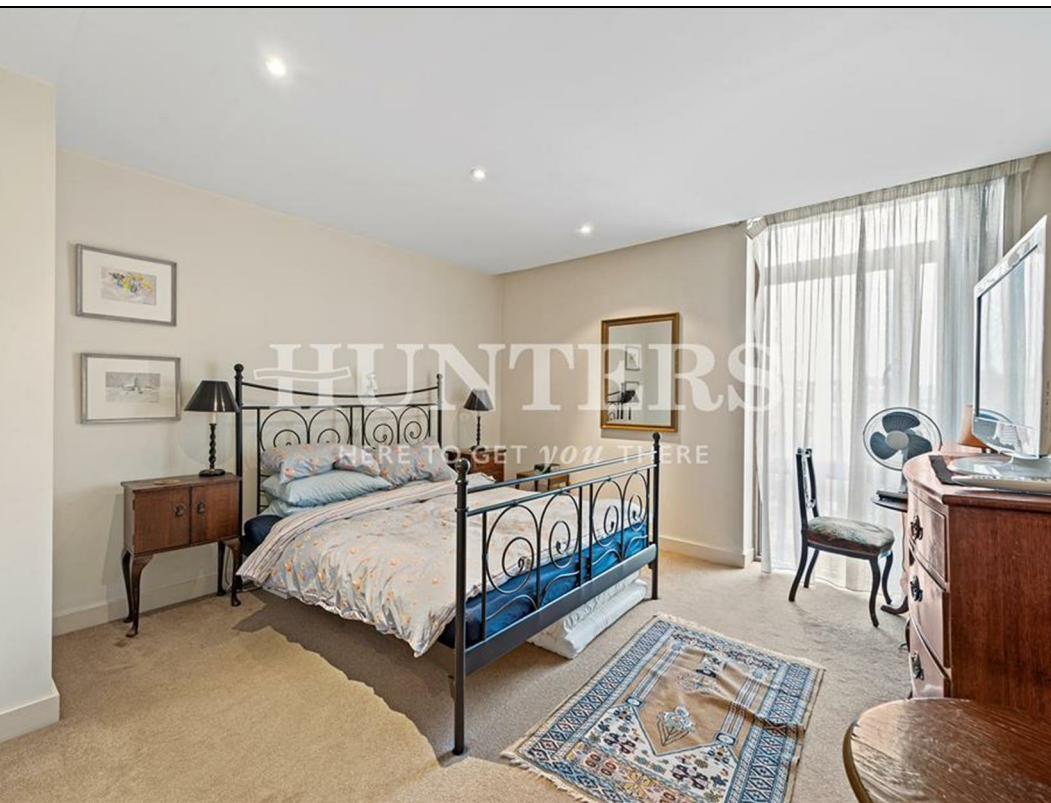


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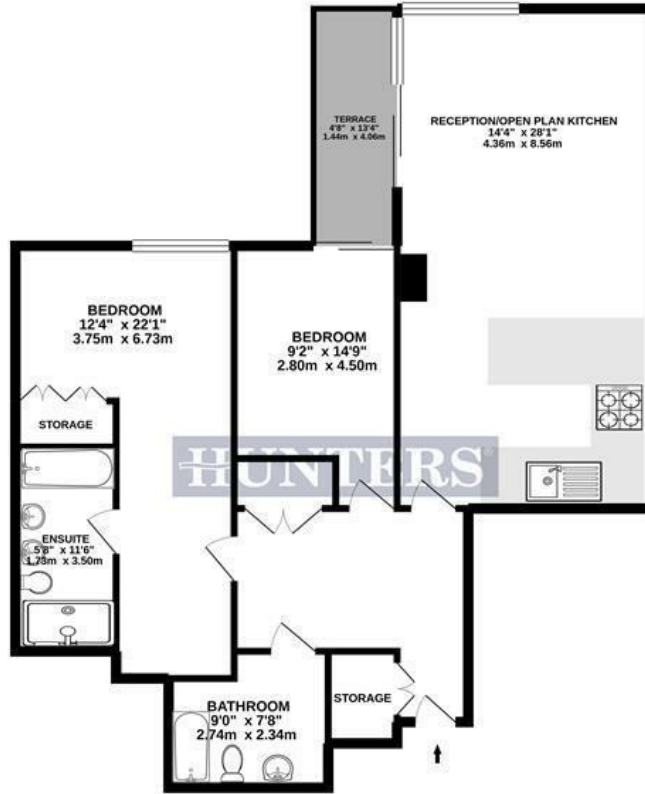
## KEY FEATURES

- Stunning Two bedroom lateral apartment
  - Concierge & Lift
  - Secure Underground Parking
  - Two bathrooms
  - Balcony
- Over 1000 sq ft of internal accommodation
  - Chain free

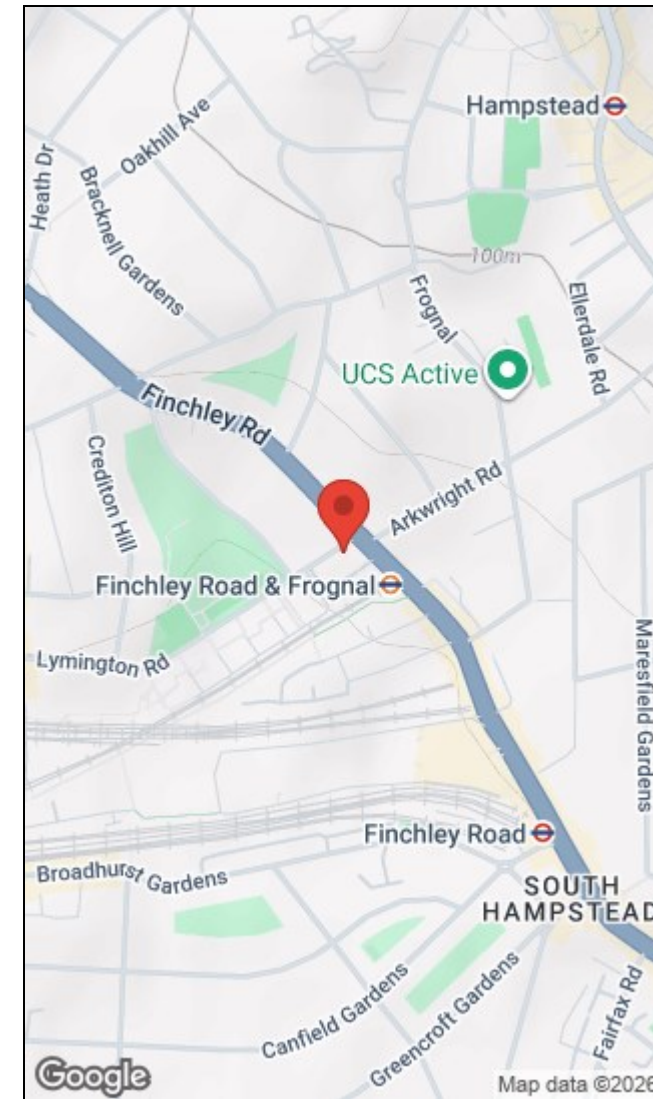




SECOND FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



2 BEDROOM APARTMENT  
TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing information, 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 operation or efficiency can be given.  
Made with Metropix 0.2021



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

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