



PULSE APARTMENTS

Lymington Road
London
NW6

Asking Price
£1,195,000

Sole Agent

An opportunity to acquire a three bedroom lateral apartment (120 sq m/1,296 sq ft) situated on the fifth floor of this prestigious, purpose-built building.

The apartment features bright, generous living space with a south-facing balcony. The interiors are designed and finished to a high specification. It comprises a spacious reception with separate kitchen, principle bedroom with en-suite bathroom, two further double bedrooms and a family bathroom. Additional benefits include underground parking, 24 hour concierge and a private balcony.

ASTON CHASE

67-71 Park Road
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020 7724 4724
enquiries@astonchase.com

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Subject To Contract

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Leasehold 127 Years

Ground Rent: £300 P/A
Service Charge: £7,026.72 P/A (Including car park service charge)
Reserve fund: £1,002 P/A

The apartment boasts excellent transport links, being just moments away from Finchley Road & Frognal Overground Station (Zone 2 - 0.2 miles) and West Hampstead Underground Station (Jubilee Line - Zone 2 - 0.3 miles), providing easy access to Central London. The location is also in close proximity to numerous restaurants, cafes, bars, and supermarkets.



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ACCOMMODATION

- Reception room
- Separate kitchen
- Principle bedroom with en-suite bathroom
- Two further double bedrooms
- Family bathroom

AMENITIES

- South-facing balcony
- Underground parking
- 24 hour concierge
- Private balcony

COUNCIL TAX: F

EPC RATING: B



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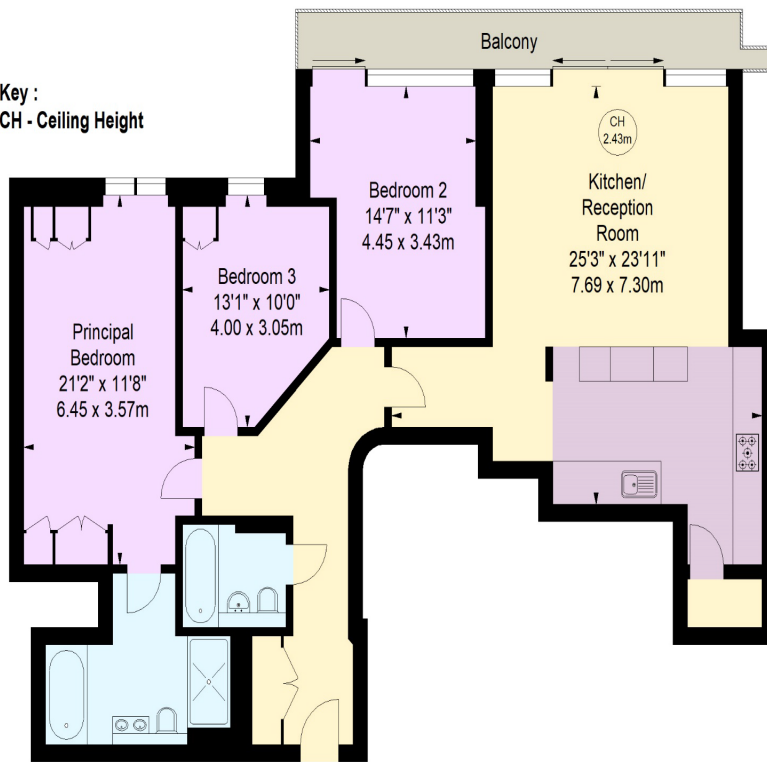


The Pulse Apartments, NW6

Approximate gross internal area

120.40 sq m / 1,296 sq ft

Key :
CH - Ceiling Height



Fifth Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 82 | 84 |
| (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 | |

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.