



PULSE APARTMENTS

Lymington Road
West Hampstead
London
NW6

Asking Price
£760,000

Joint Sole Agent

A well presented, two bedroom lateral apartment (75.1 sq m/808 sq ft) situated on the fourth floor of this prestigious, purpose-built building.

The apartment features bright, generous living space, the interiors are designed and finished to a high specification. It comprises a spacious open plan kitchen/reception room, principle bedroom with en-suite bathroom, one further double bedroom and a family shower room. Additional benefits include underground parking, 24 hour concierge and a private balcony.

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com

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£760,000
Subject To Contract

Joint Sole Agent

Leasehold 126 Years

Service Charge: £5,897.90

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

- Open plan kitchen/reception room
- Principle bedroom with en-suite bathroom
- One further double bedroom
- Family shower room

AMENITIES

- 24-hour concierge
- Lift
- Balcony
- Underground parking for one car

COUNCIL TAX: F

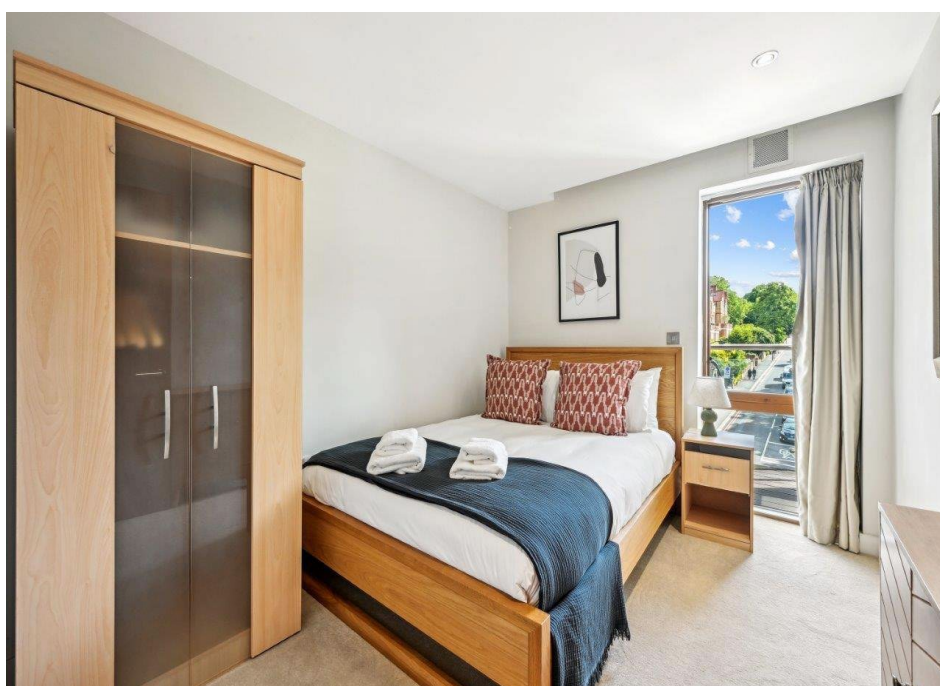
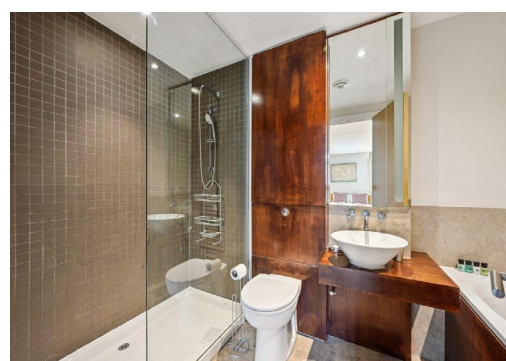
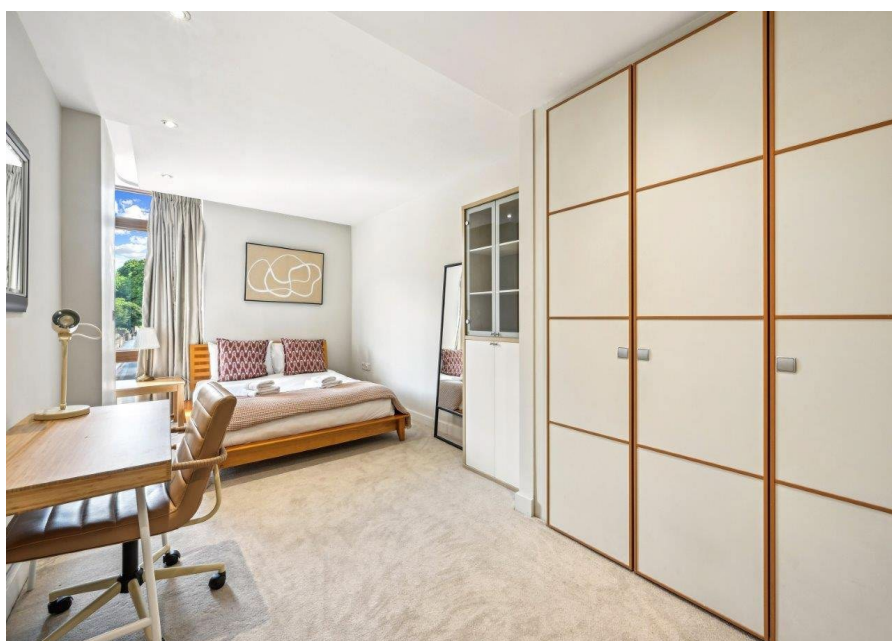
EPC RATING: C



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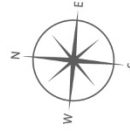
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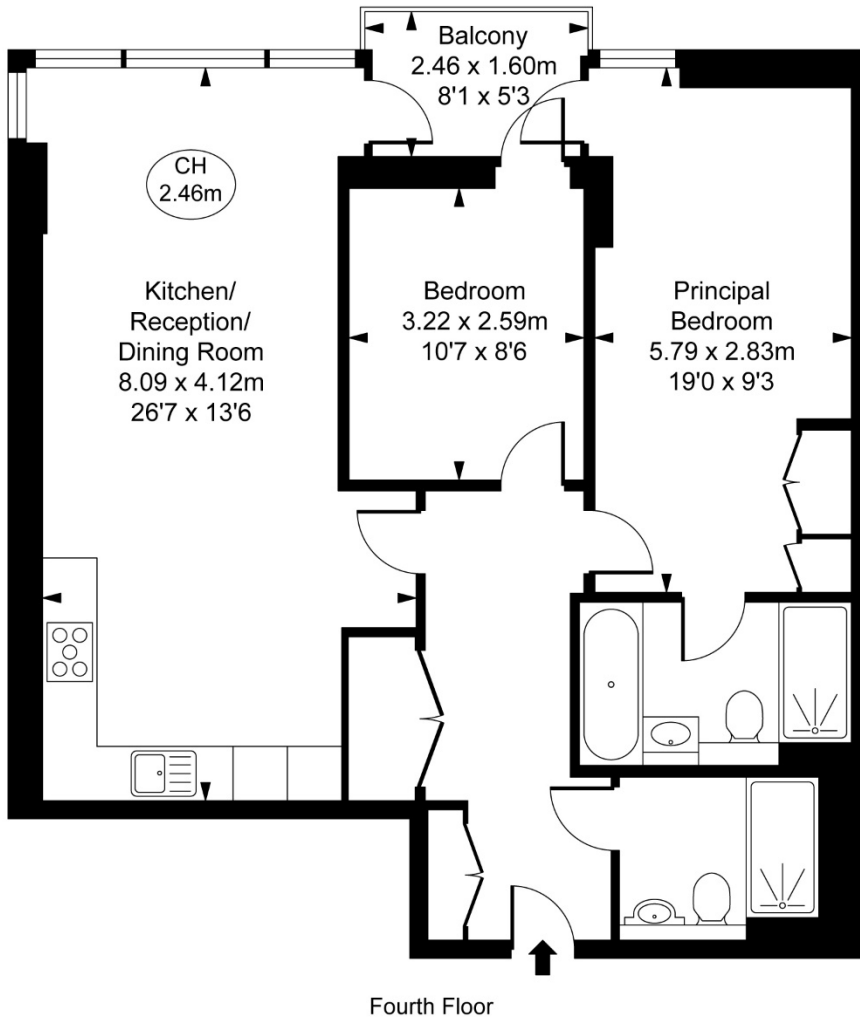


ASTON CHASE

The Pulse Apartment,
Lymington Road, NW6
Approximate Gross Internal Area
75.11 sq m / 808 sq ft



(CH = Ceiling Heights)



**FULHAM
PERFORMANCE**
PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan with dimensions is available on request.
All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92 | A | | |
| 91 | B | | |
| 80 | C | 75 C | 75 C |
| 68 | D | | |
| 54 | E | | |
| 38 | F | | |
| 0 | G | | |

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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.