

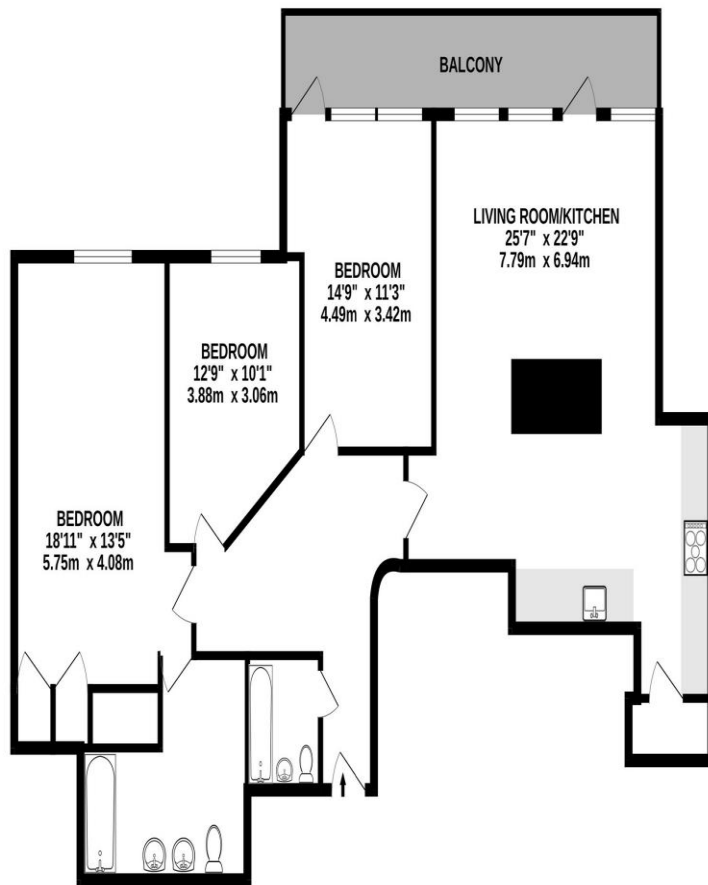


3 Bedroom Flat
Lymington Road
London NW6

- Portered Block
- Wood Floors
- Lift
- Balcony

Price: £1,250,000
Leasehold

FIFTH FLOOR
1265 sq.ft. (117.5 sq.m.) approx.



TOTAL FLOOR AREA: 1265sq.ft. (117.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

We are delighted to offer an amazing three double bedroom contemporary apartment in one of the newest portered blocks in Hampstead. Located inside "The Pulse" on the 5th floor this luxury flat is on the corner of Lymington Road and Finchley Road. This flat boasts three double bedrooms and two bathrooms and a large modern kitchen. The flat also benefits from a spacious lounge surrounded by large windows, master bedroom (ensuite), 2 further bedrooms, a large reception, balcony, porter and parking, under floor heating and a concierge service as well as being a few minutes' walk from transport (Jubilee and Metropolitan Lines) and the O2 Centre. Pulse Apartments is a very popular and desirable, portered contemporary block located within a few minutes of extensive shopping amenities including Finchley Road and the O2 Centre, with trendy shops, restaurants and cafes on Hampstead High Street also a short walk away.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.