

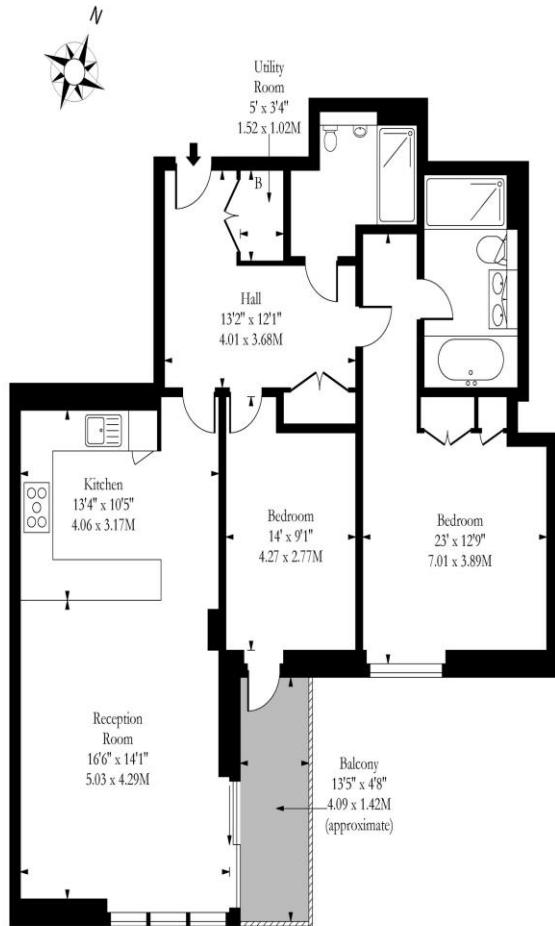


2  
Bedroom Apartment  
52 Lymington Road  
London NW6

- South facing balcony
- Chain free
- Lift
- Secure parking

Asking price of £1,100,000  
Leasehold

# Pulse Apartments NW6



Second Floor

Approx Gross Internal Area 1022 Sq Ft - 142.88 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale. [www.tornekphotography.co.uk](http://www.tornekphotography.co.uk)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

A well-presented TWO-BEDROOM TWO BATHROOM apartment with SOUTH FACING BALCONY quietly positioned at the rear of this popular modern development that benefits from 24-hr concierge service and secure underground parking. Positioned on the second floor, the apartment offers lateral living space with underfloor heating throughout with a superb open plan fully integrated kitchen. Located just off the Finchley Road being with just moments walking distance of Finchley Road and Frognal Overground and Finchley Road Jubilee and Metropolitan Line stations.

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.