LYMINGTON ROAD — NW6



Asking Price £1,350,000

convenience /kən'viːniəns/
noun

The quality of being useful, easy or suitable for somebody

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RECEPTION/ DINING





Newly constructed just over 20 years ago, The Pulse Apartments sit on a prominent corner plot, diagonally opposite both Hampstead Cricket Club and Camden Arts Centre.

Inside, beyond the vaulted entrance lobby and the concierge's desk, is an apartment which provides for much of what an incoming buyer might desire.

An immaculate internal refurbishment. Superbly proportioned lateral accommodation, flooded with natural light.

Air conditioning. Secure underground parking for one car. A concierge service 6 days a week, 24 hours a day. A south-west-facing balcony with views towards the cricket club.

Two of the country's top 30 independent schools within half a mile, and the Underground, Overground and Thameslink within the same distance.

Equidistant between West Hampstead and Hampstead, perfectly situated for the amenities of both, including a wide range of cafes, independent stores and restaurants, and less than a mile from Hampstead Heath.

Exceptionally well served for transport links.

Bond Street in 9 minutes, Farringdon in 14, London Bridge in 22, Canary Wharf in 28, and Heathrow, Luton and Gatwick all in under an hour.



RECEPTION/ DINING



BALCONY



DINING



KITCHEN





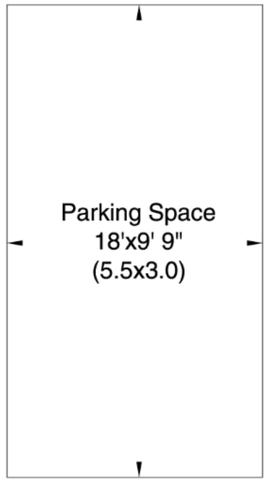
PRINCIPAL BEDROOM SUITE



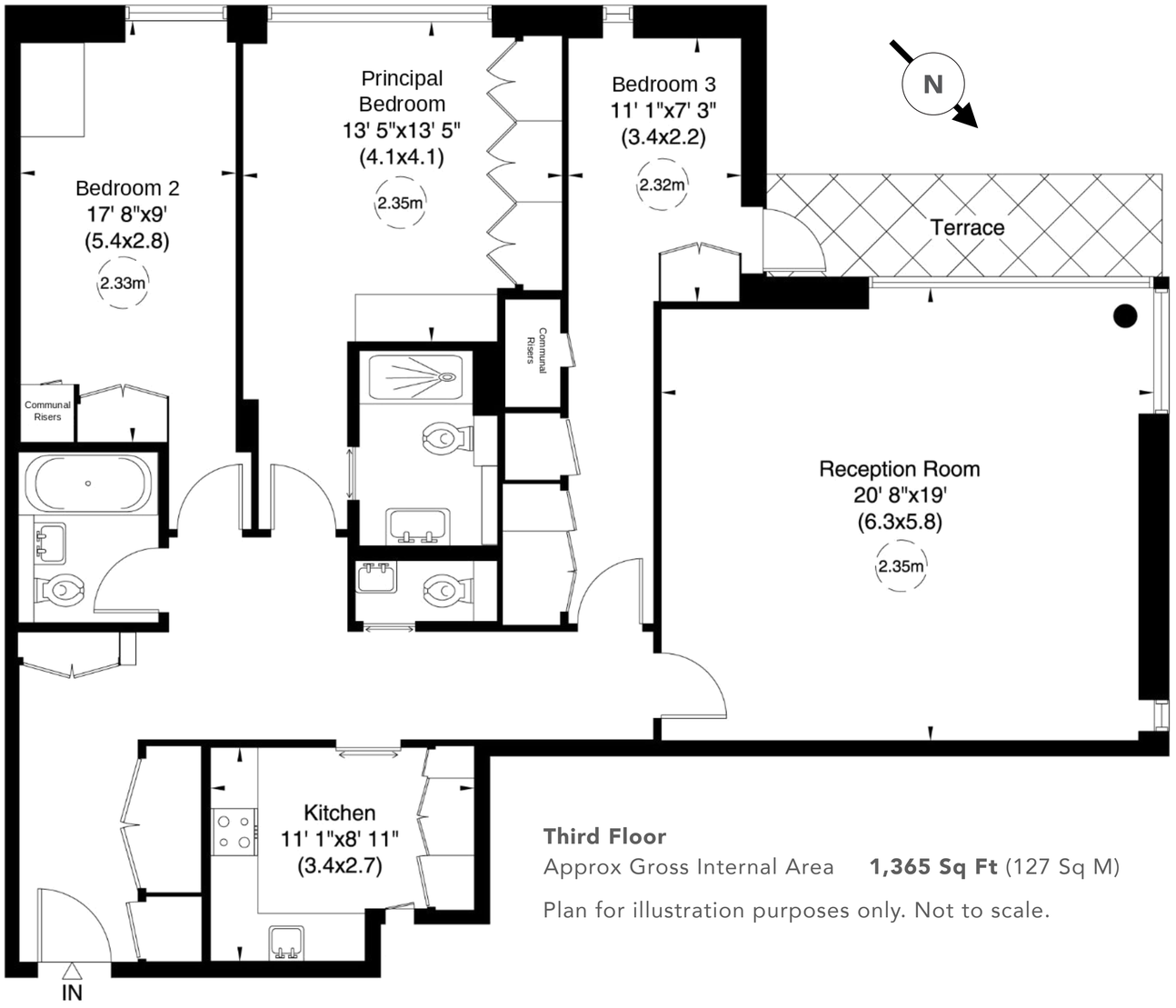
FAMILY BATHROOM



PRINCIPAL BATHROOM



Basement



Third Floor

Approx Gross Internal Area **1,365 Sq Ft** (127 Sq M)

Plan for illustration purposes only. Not to scale.

Accommodation

- Principal bedroom suite w/ en-suite shower room
- 2 further bedrooms
- Family bathroom
- Guest WC
- Reception/ dining room
- Fully fitted kitchen

Amenities

- Concierge service (24 hours, Monday to Saturday)
- Secure underground parking for one car
- Air conditioning
- Underfloor heating

Local Area

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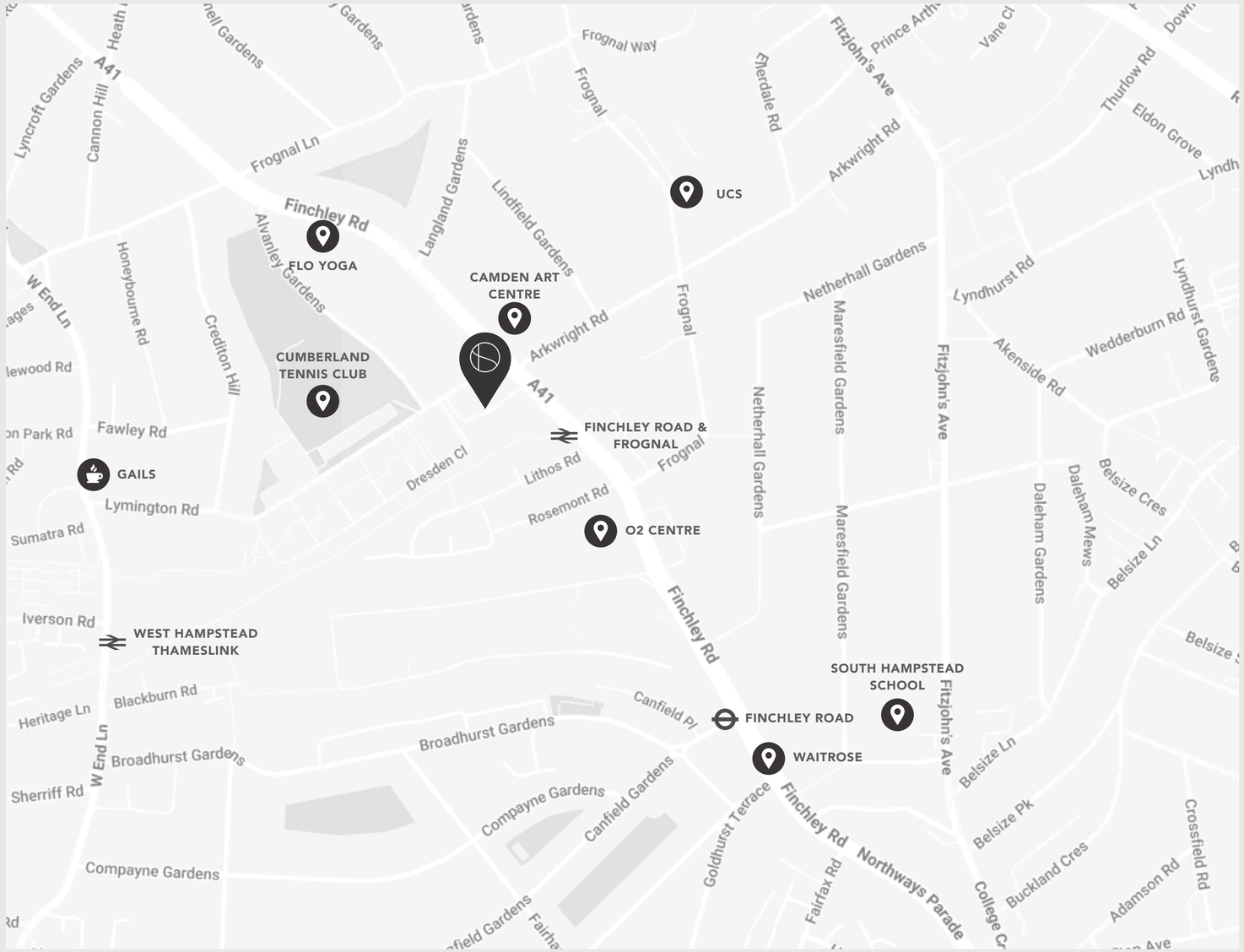
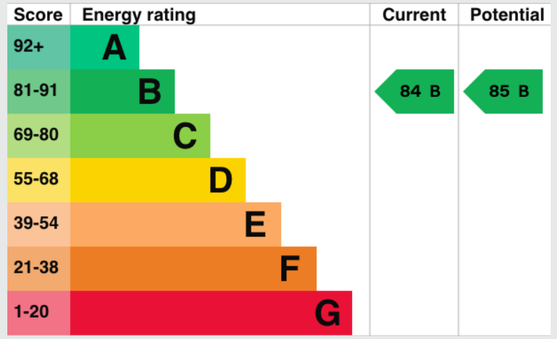


Terms

- **Tenure:** Leasehold
- **Length of lease:** Approximately 126 years
- **Annual service charge amount:** Approximately £9,000
- **Annual ground rent amount**: Approximately £300
- **Council Tax band:** London Borough of Camden (Band G)

Energy Performance Certificate



SIMON DEEN

Real Estate





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