



**LYMINGTON ROAD, NW6 £1,000,000 SOLE AGENT** Subject to contract

An outstanding two-bedroom first floor apartment set on one of West Hampstead's premier roads. The property has been finished to the highest standards whilst maintaining many of the property's original features such as the fire place and cornicing. Offering two double bedrooms, a four-piece family bathroom with a free-standing bath, a South-facing tiered terrace running across the large reception room and separate kitchen with breakfast bar.

Lymington Road is situated perfectly for the shops, bars and restaurants of West Hampstead as well as easy access to the Underground, Overground and Thameslink stations of West Hampstead. The property is offered chain-free and with a share of the freehold.

Two Double Bedrooms | Family Bathroom | Reception Room | Kitchen/Breakfast Room | South-Facing Terrace | Refurbished | Chain-Free | Share Of Freehold



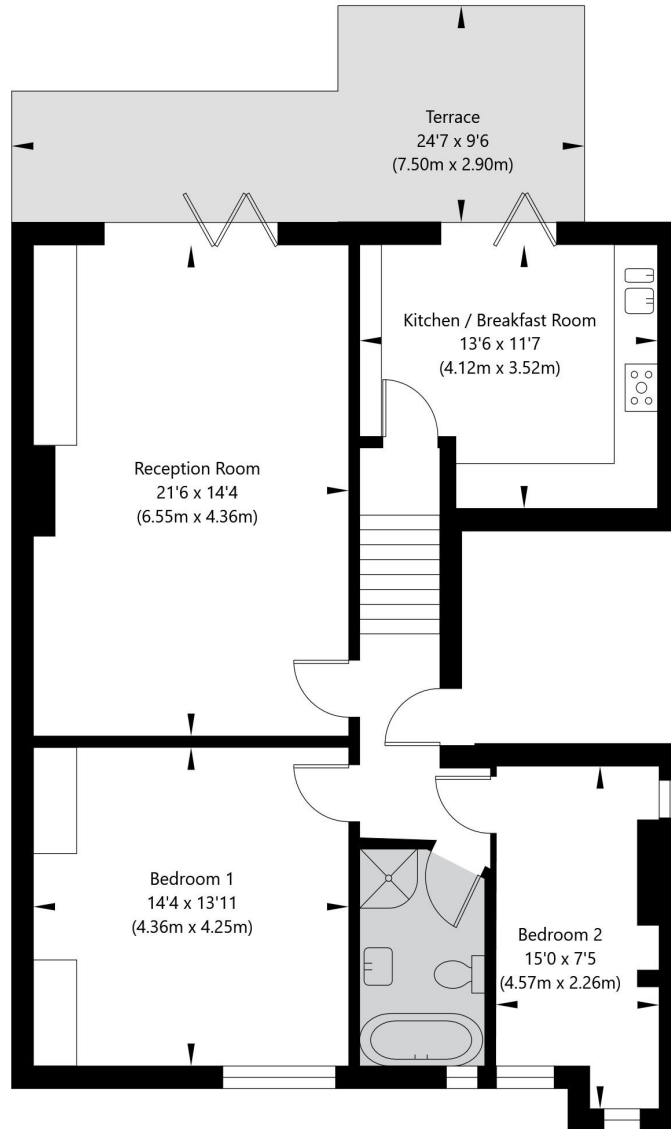
winkworth.co.uk/st-johns-wood VIRTUAL TOUR: [https://youtu.be/8cU6\\_XauWLk](https://youtu.be/8cU6_XauWLk)

For every step...

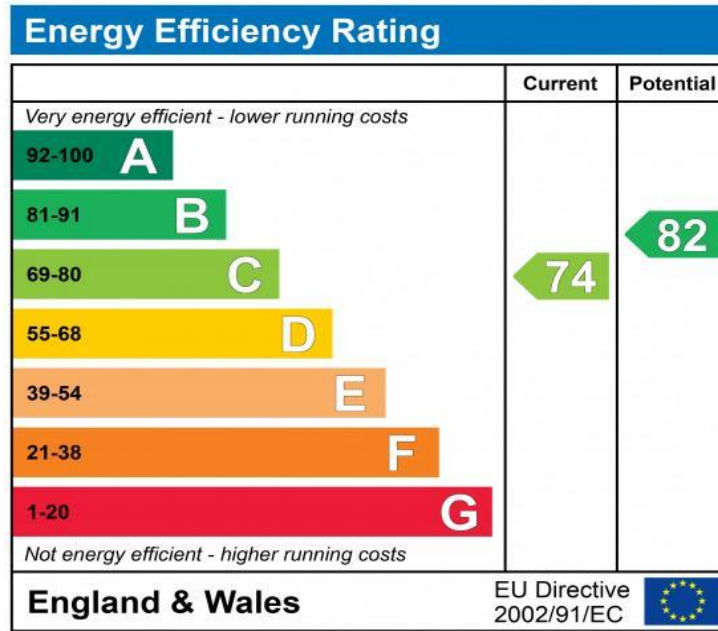


# Lymington Road, NW6 1HY

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 87 SQ M / 937 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 87 SQ M / 937 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



**Tenure:** Share of Freehold  
**Term:** 199 years from 01/01/2011 **NOTES:**  
**Service Charge:** £1,400 per annum  
**Current Ground Rent:** A Peppercorn / No Ground Rent Applicable

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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