



LYNCROFT MANSIONS, LONDON, NW6 OIEO **£895,000 LEASEHOLD**

A beautifully interior designed two-bedroom, first floor apartment set within one of West Hampstead's most desirable mansion blocks. The property has been finished to the highest of standards and offers a 19" reception room with original fire place, triple aspect windows along with two double bedrooms, family bathroom and separate guest cloakroom and fully fitted bespoke kitchen.

Lyncroft Gardens is conveniently located for the Thameslink, Overground and West Hampstead Jubilee Line Underground Stations all being within 0.2 miles of the property.

Two Double Bedrooms | 19" Reception Room with Original Fire Place | Fully Fitted Bespoke Kitchen | Family Bathroom | Separate Guest Cloakroom

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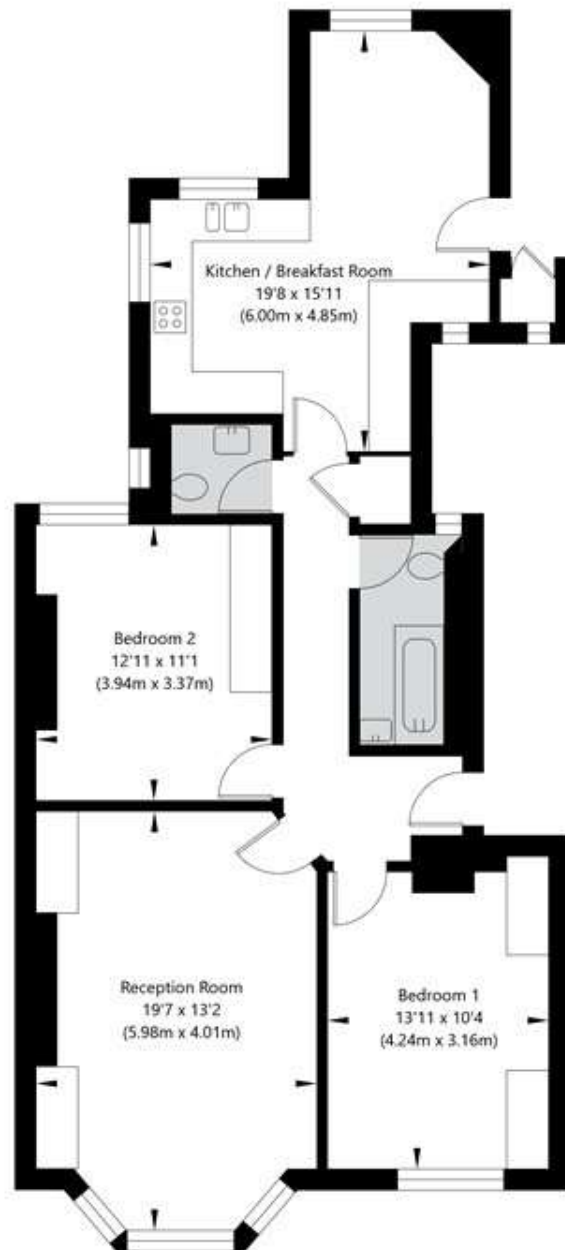
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Lyncroft Mansions, Lyncroft Gardens, London NW6 1JY

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 89.25 SQ M / 961 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 89.25 SQ M / 961 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 24/06/2995

Service Charge: £5,990.24 per annum

Ground Rent: £50 Annually (subject to increase)

Council Tax Band: E

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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