



Lyndale, London, NW2

Situated on the first floor of this purpose built residential block, is this well-proportioned, corner situated, one bedroom apartment.

Forming part of Lyndale, which is a pleasant residential area close to the shops, bars and restaurants of West Hampstead, Golders Green and Hampstead this recently refurbished apartment comprises as follows;

The inviting entrance is light and spacious, and has two useful closets, with enough floorspace to house a hat stand or shoe rack.

The bathroom faces the front of the development (car park and gardens), it boasts two windows and is well appointed (shower over bath).

The kitchen has plenty of natural light and has been intelligently designed to maximise the space available, a free standing washing machine and fridge freezer are well situated with a useful boiler cupboard that has been fitted out to act as a pantry.

The dual aspect bedroom, which faces north and east, overlooks the communal gardens, it has a large fitted wardrobe and is a good size.

The separate lounge completes this wonderful starter home complete with a peaceful view of the gardens.

West Hampstead Station (Jubilee Line and National Rail) is close by for links throughout the City and West End.

The property is offered chain free with vacant possession.

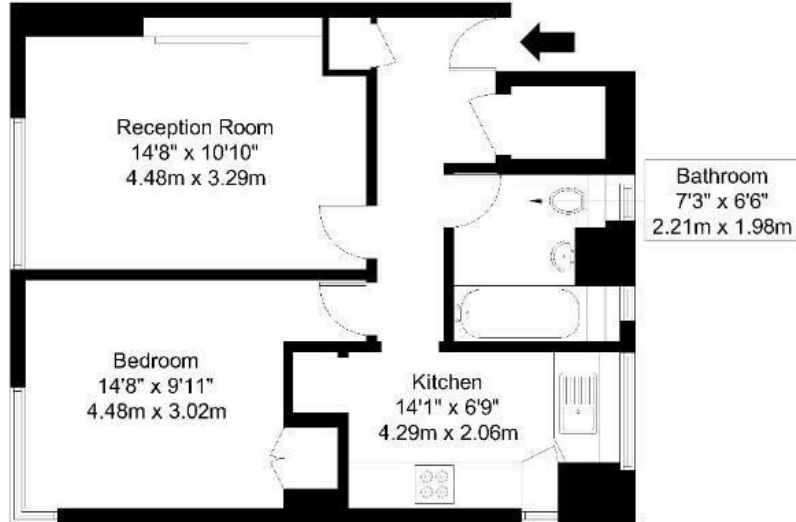
A previous survey highlighted low levels of asbestos.

- Spacious double bedroom
- Triple aspect apartment
- First floor
- Modern fitted kitchen
- Large reception room
- Close to West Hampstead station
- Parking available on a first come first serve basis
- Low levels of Asbestos identified

Asking price £325,000

Ballantrae House, NW2 2PB

Approx Gross Internal Area = 46.8 sq m / 504 sq ft



First Floor

Ref:

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	79

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC