



**ABSOLUTE**  
PROPERTY

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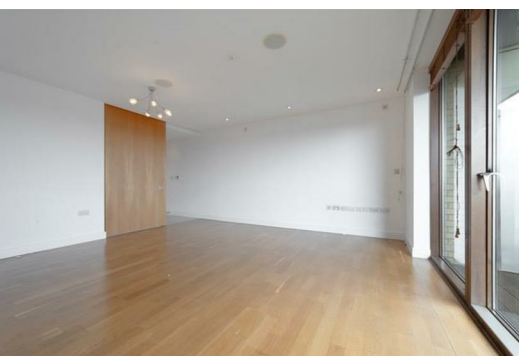
**52 Lymington Road, London  
NW6 1HQ  
£760,000**

Absolute Property are delighted to offer this well-presented two-bedroom flat situated in a sought-after development in the heart of NW6. This bright and spacious property offers comfortable modern living, ideal for both first-time buyers and investors alike.

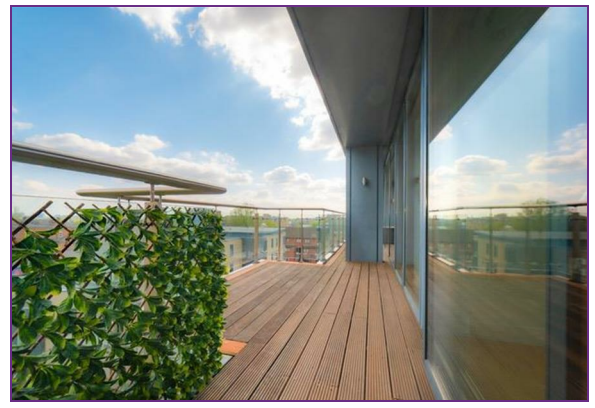
The flat comprises a generous reception room with direct access to a private balcony, a well-appointed kitchen, two good-sized bedrooms, and a contemporary bathroom. Both the main bedroom and the lounge benefit from access to the balcony, creating a seamless indoor-outdoor feel and providing an ideal space for relaxing or entertaining. Large windows allow for plenty of natural light throughout, enhancing the bright and airy atmosphere.

Residents benefit from excellent on-site amenities including a concierge service, lift access, and secure underground parking, offering both convenience and peace of mind.

Ideally located, the property is within easy reach of a range of local shops, cafes, and restaurants, along with excellent transport links providing quick access into Central London and surrounding areas.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
2022-23	2023-24	2022-23	2023-24
A	B	B	C
B	C	C	D
C	D	D	E
D	E	E	F
E	F	F	G
F	G	G	
G			

For energy efficiency: higher ranking is better.  
 For environmental impact: higher ranking is better.

**England & Wales** EPC Director 2022/23 & 2023/24  
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