

## Lismore Circus, Gospel Oak, NW5 4SF

**£495,000**

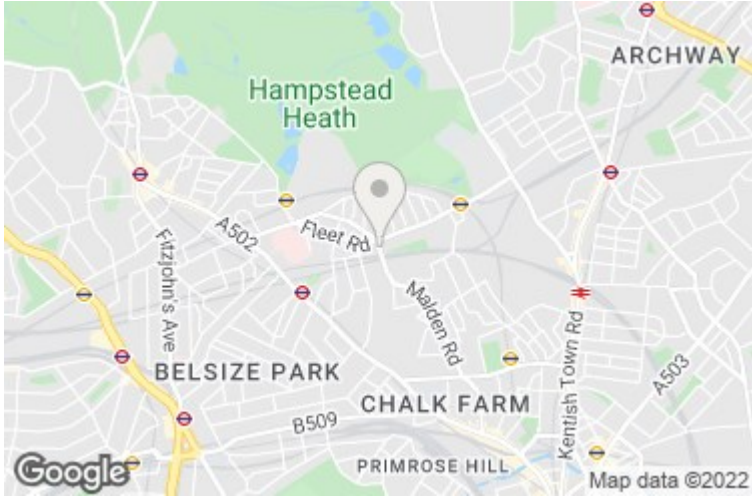
A beautifully presented two bedroom flat, just a short walk from the Parliament Hill footbridge to Hampstead Heath. Forming part of a popular development in the freehold ownership of Camden Council, the property provides bright rooms throughout, excellent available storage, and an attractive south facing balcony. South End Green is within easy reach, where a vast array of shops and cafes can be found, and the City and West End are accessed nearby from Belsize Park station, and the 24/46 bus routes.

**TWO BEDROOMS \* BRIGHT RECEPTION \* SEPARATE MODERN KITCHEN \* BATHROOM \* EXCELLENT AVAILABLE STORAGE \* PRIVATE SOUTH FACING BALCONY \* CLOSE TO HAMPSTEAD HEATH \* LEASEHOLD 101 YEARS UNEXPIRED \* COUNCIL TAX BAND B \* EPC C**

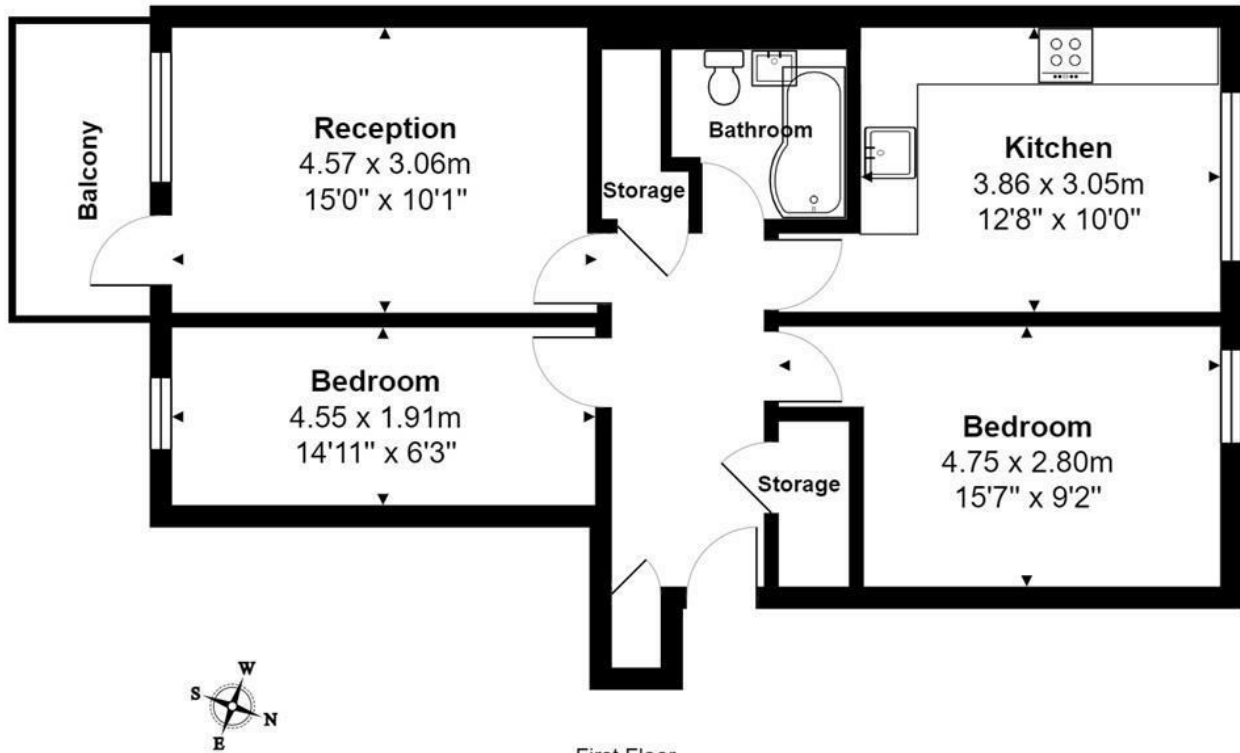








Ludham, Lismore Circus, LONDON, NW5 4SF



Total Area: 64.0 m<sup>2</sup> ... 689 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

These details are subject to contract

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	