



## Oak Village, Gospel Oak, NW5 4QN

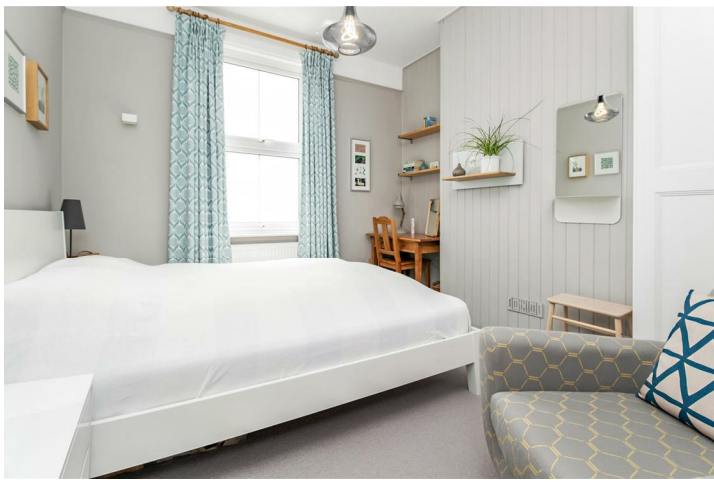
**£1,395,000**

A beautifully appointed three double bedroom Victorian cottage, located in the popular residential area of Oak Village. The accommodation within is arranged over two floors and features naturally bright rooms throughout, each providing a wonderful feeling of calm and tranquility. To the rear of the house there is an idyllic south facing garden, which has a private gate allowing direct access from the adjacent street. The property is within a very short walking distance of the 'Outstanding' rated Gospel Oak Primary school, Gospel Oak Overground station, and Parliament Hill Lido, along with the open spaces of Hampstead Heath.









# Oak Village, NW3



Ground Floor

First Floor

Approx. Gross Internal Area: 1325 ft<sup>2</sup> ... 123.1 m<sup>2</sup>

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

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		
	66	85
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>		
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