

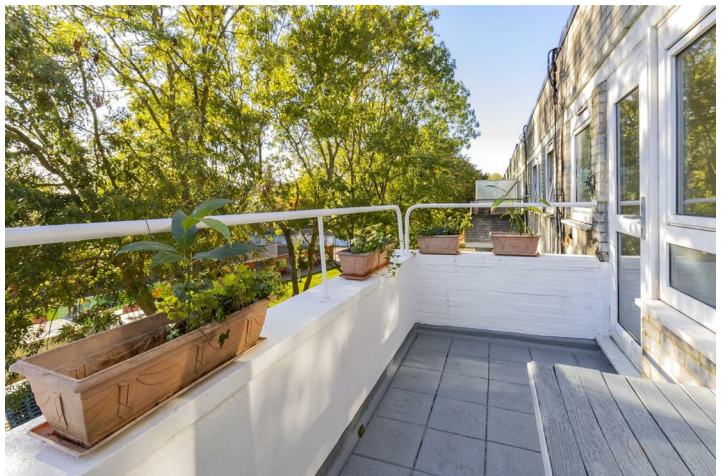


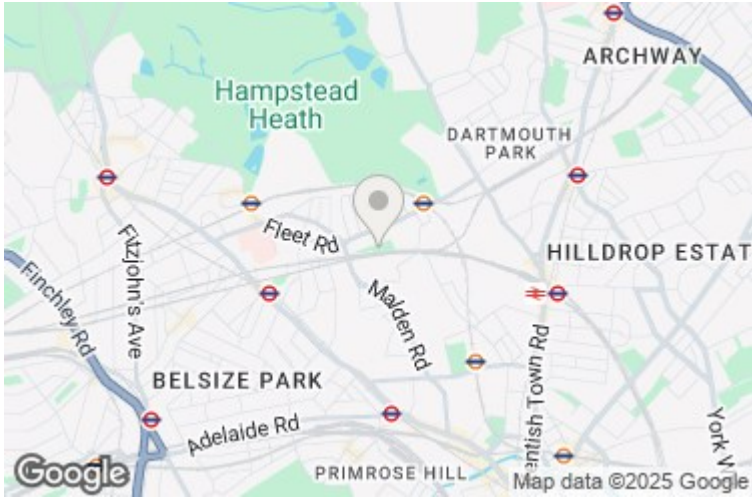
Lismore Circus, Gospel Oak, NW5 4SF

£499,999

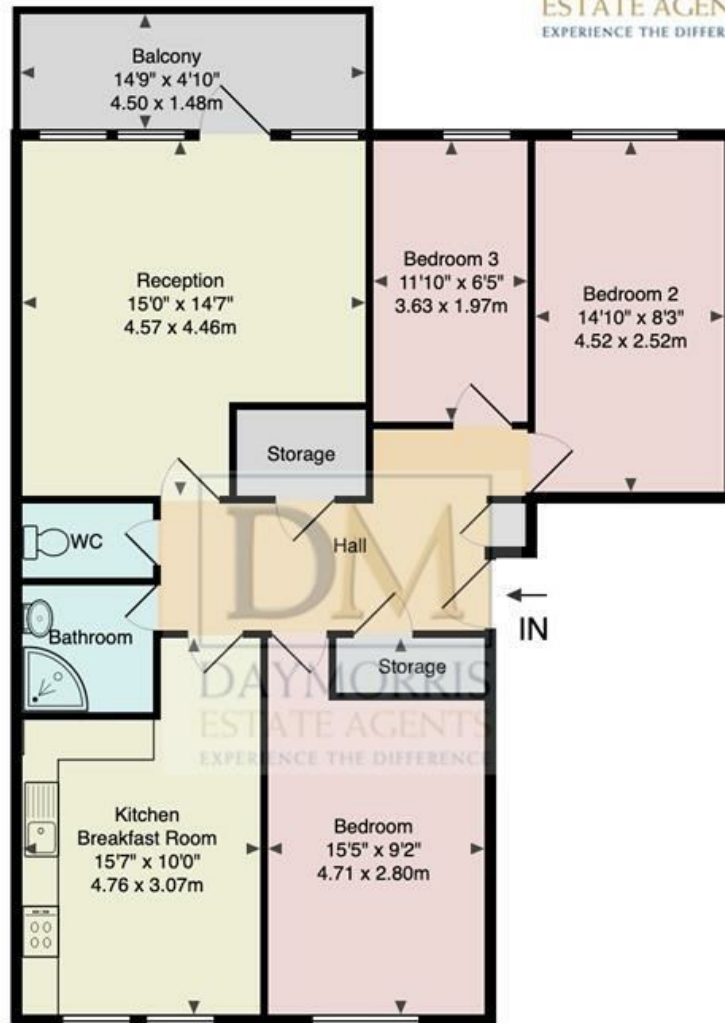
At close to 900 square feet this three bedroom top floor apartment provides comfortable living space, and well proportioned rooms throughout. There is a lovely bright reception with access to a private south facing balcony, with pleasant views towards London. From the hallway there are two generous storage cupboards to be found. Ludham is a popular low rise residential block of flats, situated within easy walking distance of everything the surrounding area has to offer, including Hampstead Heath, South End Green, and the excellent transport links into the City and West End (Belsize Park underground and both the 24 & 46 bus routes).

THREE BEDROOMS * BRIGHT RECEPTION * SEPARATE KITCHEN * SHOWER ROOM * SEPARATE WC * EXCELLENT AVAILABLE STORAGE * PRIVATE SOUTH FACING BALCONY * LEASEHOLD 182 YEARS UNEXPIRED * EPC D * COUNCIL TAX BAND C





Ludham NW5



Second Floor

Total Area: 895 ft² ... 83.2 m²

Dimensions are approximate; for display purposes only. (c) Peninsula Surveys Ltd.

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		
England & Wales	EU Directive 2002/91/EC	78

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	