



## Roderick Road, , London, NW3 2NP

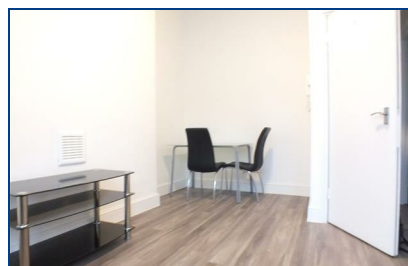
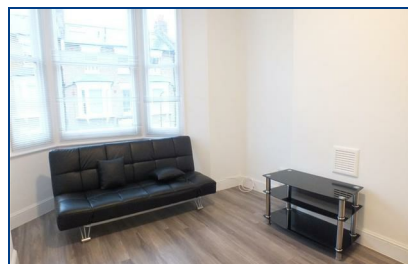
**£305**

Newly refurbished 1 bedroom flat available. Ideally located next to Hampstead Heath. Good Transport links, bars, restaurants & shops. Suitable for a single professional or a couple.

Included in the rent gas, electricity. water rates

Part furnished

Available now



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Good	Pass	Very environmentally friendly - lower CO <sub>2</sub> emissions	Good	Pass
A (91-100)			A (1-10)		
B (81-90)			B (11-20)		
C (69-80)			C (21-30)		
D (55-68)			D (31-40)		
E (49-54)			E (41-50)		
F (39-48)			F (51-60)		
G (31-38)			G (61-70)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	