



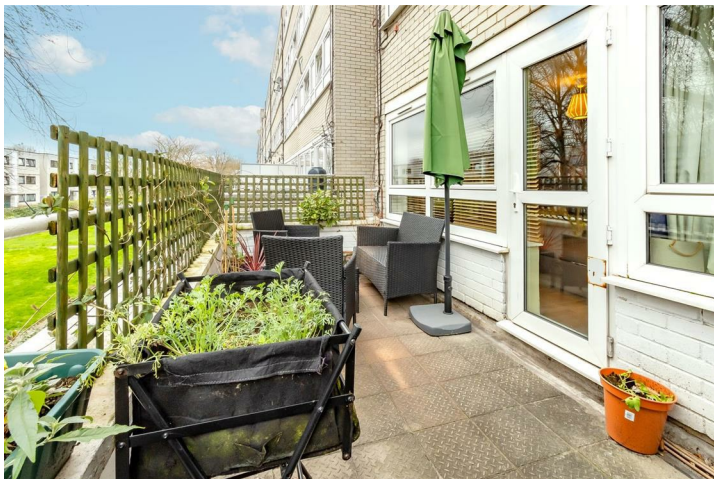
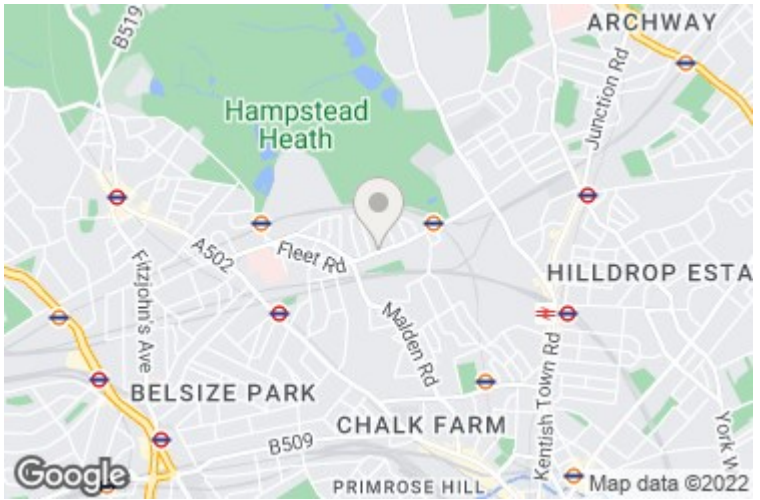
## Mansfield Road, Gospel Oak, NW3 2JJ

**£370,000**

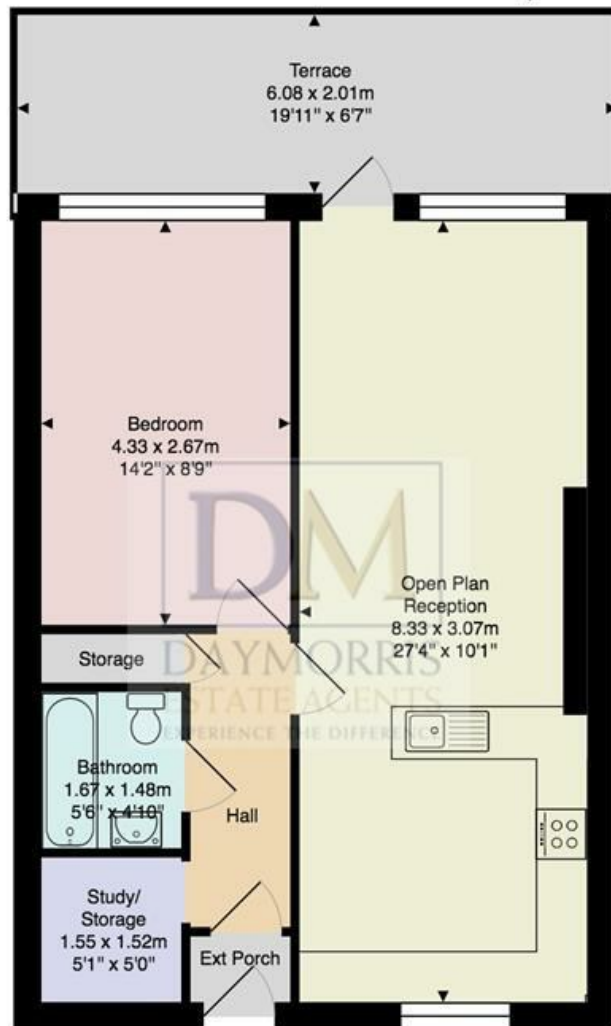
A spacious one double bedroom flat on the second floor of a popular low rise development, just a five minute walk from Hampstead Heath. One of the major benefits is the sole use of a private south facing balcony, accessed via the reception. Tastefully presented throughout, the property is offered for sale with a long lease.

ONE DOUBLE BEDROOM \* RECEPTION \* OPEN PLAN KITCHEN \* BATHROOM \* GOOD AVAILABLE STORAGE SOUTH FACING PRIVATE BALCONY \* EPC C \* COUNCIL TAX BAND B \* CLOSE TO HAMPSTEAD HEATH \* LEASEHOLD






Waxham



Approx. Gross Internal Area: 50.2 m<sup>2</sup> ... 540 ft<sup>2</sup> (excluding ext porch)

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.  
(c) Peninsula Surveys Ltd

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>		78	81
(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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	