

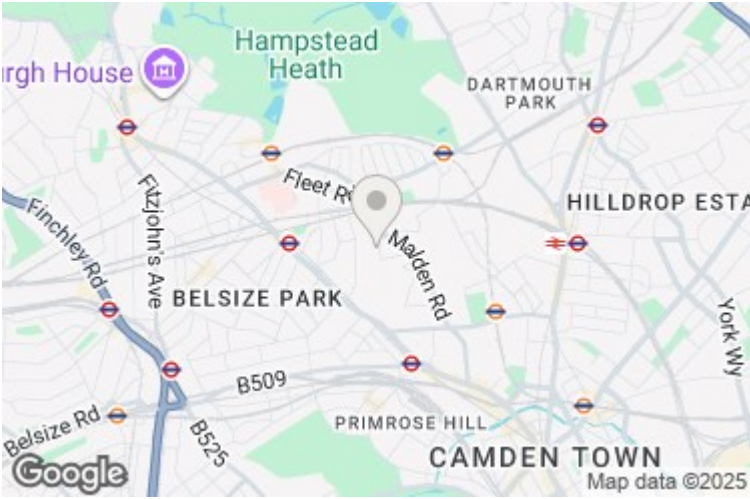


Wordsworth Place, Gospel Oak, NW5 4HG

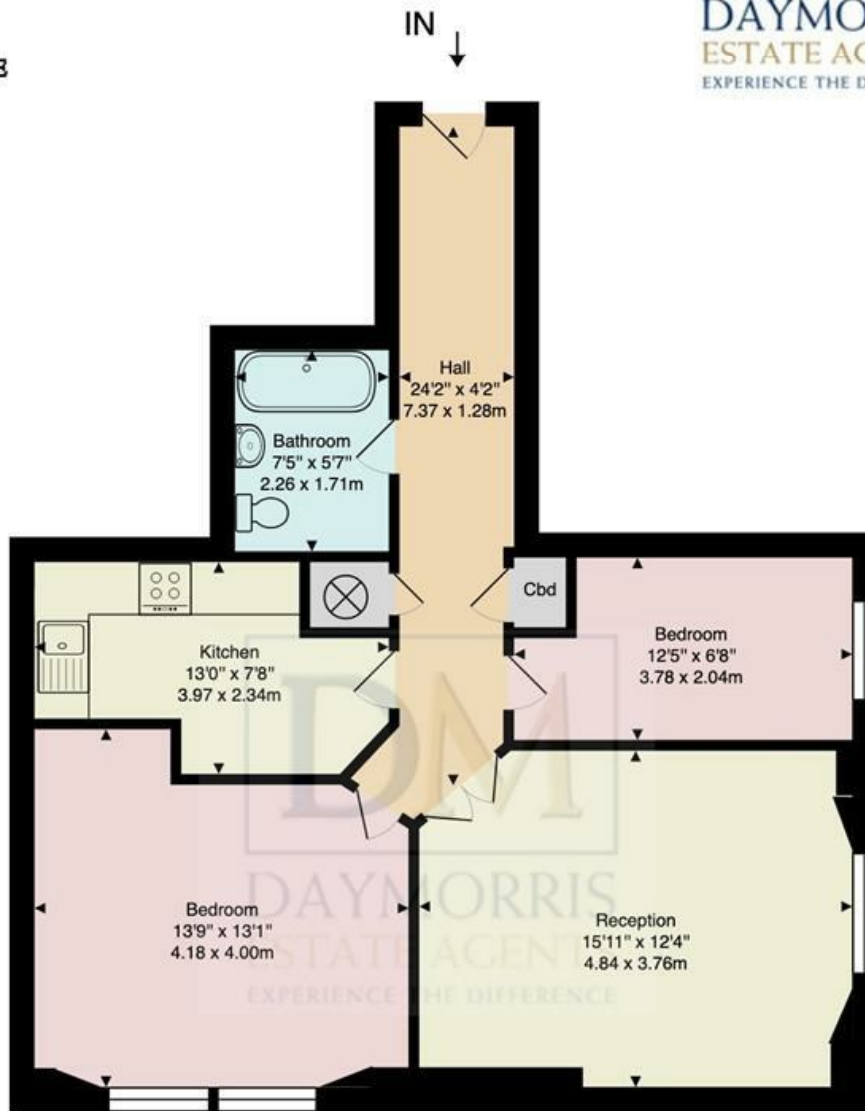
£649,950

A tastefully presented two bedroom apartment, positioned on the first floor of this remarkable converted priory. The building is behind secure gates, and has the benefit of a lift, plus the use of the beautiful quadrangle communal garden. The excellent bus links in to the City and West End (24 & 46) are just a short walk away, along with the many shops and restaurants found at both South End Green and Haverstock Hill.

*** TWO BEDROOMS * BRIGHT RECEPTION * SEPARATE KITCHEN * BATHROOM * TRANQUIL COMMUNAL GARDENS * LIFT * LEASEHOLD - 87 YEARS REMAINING * COUNCIL TAX BAND E * EPC C**




Wordsworth Place NW5



First Floor

Approx. Gross Internal Area: 691 ft² ... 64.2 m²

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) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		