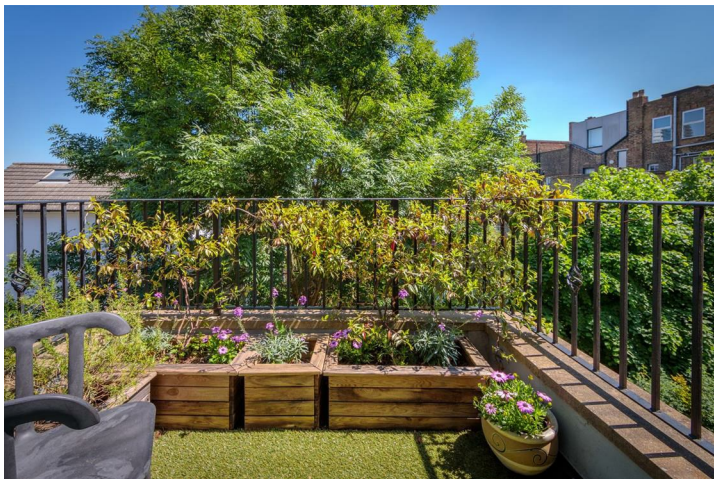


**Southampton Road, Gospel Oak, NW5 4HX**

**£1,585,000**

A large and particularly unique four bedroom split-level maisonette, arranged over four floors, located on a quiet residential street within walking distance of Hampstead Heath. Having the feeling of a house, there is ample accommodation for the growing family, with good sized bedrooms, three bathrooms, and a bright and charming reception. There are three balcony areas, plus access to a private (unofficial) roof garden, providing outstanding, far-reaching views towards the City and Hampstead Heath.





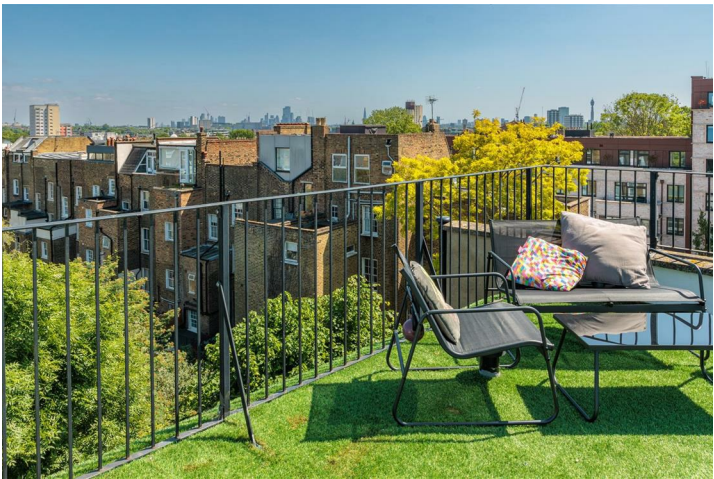




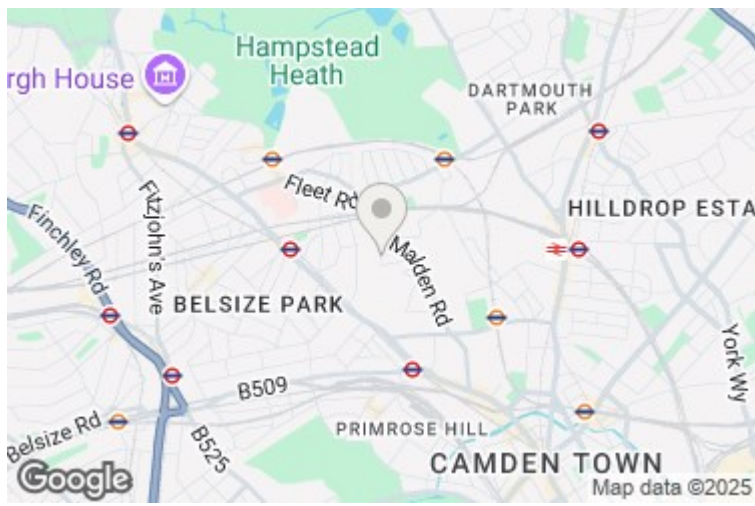














Total Area: 126.2 m<sup>2</sup> ... 1358 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

These details are subject to contract.

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		
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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		