

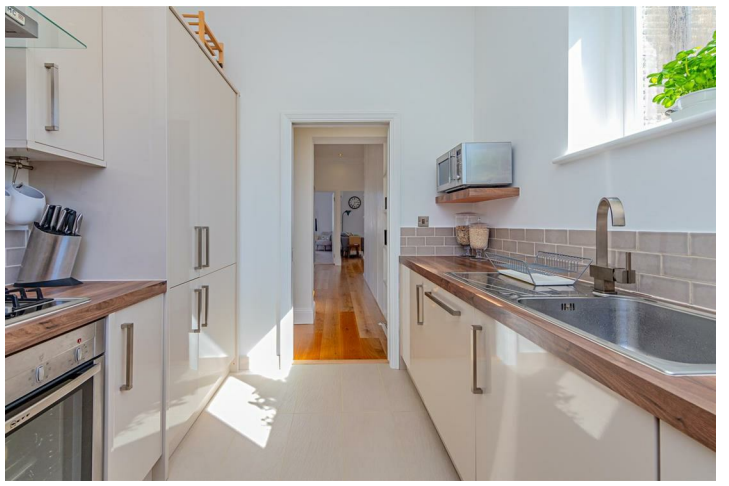
## Roderick Road, Hampstead, NW3 2NP

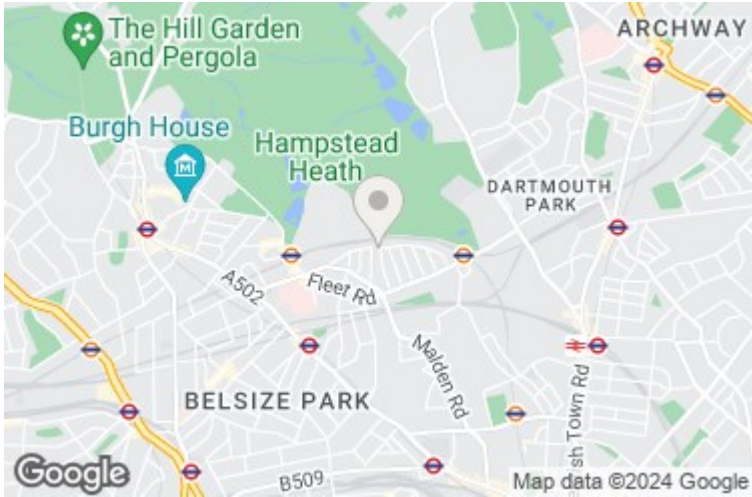
**£860,000**

A two bedroom first floor apartment, flooded with natural light throughout and enviably positioned within a stone's throw of the open spaces of Parliament Hill Fields and Hampstead Heath. The flat is offered in excellent condition, and provides spacious and well planned accommodation across the whole of the first floor. Located at the end of the terrace on one of the most popular streets in this area, Roderick Road is within easy reach of the local transport links at both South End Green and Belsize Park. CHAIN FREE.

TWO DOUBLE BEDROOMS \* BRIGHT RECEPTION ROOM \* SEPARATE KITCHEN \* LARGE BATHROOM \* EN-SUITE SHOWER \* GOOD AVAILABLE STORAGE \* ADJACENT TO PARLIAMENT HILL/HAMPSTEAD HEATH \* RESIDENTS PERMIT PARKING \* EPC C \* COUNCIL TAX BAND E \* LONG LEASEHOLD - 159 YEARS REMAINING

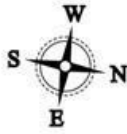








Roderick Road, London, NW3 2NP



Approx. Gross Internal Area: 830 ft<sup>2</sup> ... 77.2 m<sup>2</sup>

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) <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		
	69	80
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		