

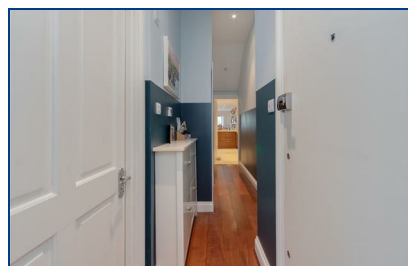


Savernake Road, , London, NW3 2JR

£1,675,000

A particularly spacious three bedroom flat with a charming private garden at the rear, ideally located next to the southern slopes of Hampstead Heath. The property is naturally bright and well appointed throughout, with the additional benefit of a private entrance, ample storage and a Garden Studio/Guest Suite. There is plenty of accommodation for the growing family, and the apartment is just a short stroll from the 'Outstanding' Gospel Oak Primary & Nursery school.

- THREE BEDROOMS
- FAMILY BATHROOM
- CELLAR
- EPC C / COUNCIL TAX BAND E
- RECEPTION
- EN-SUITE SHOWER ROOM
- GARDEN STUDIO WITH SHOWER ROOM
- OPEN PLAN KITCHEN
- CONSERVATORY
- SHARE OF FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A (91-100)		A (10-15)	
B (81-90)		B (16-20)	
C (69-80)		C (21-25)	
D (55-68)		D (26-30)	
E (45-54)		E (31-35)	
F (35-44)		F (36-40)	
G (1-34)		G (41-45)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC