

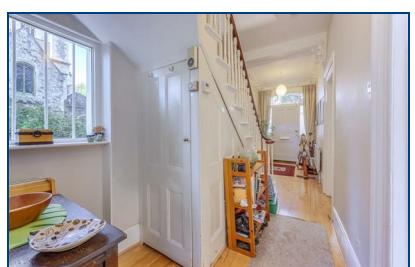


Vicars Road, , Gospel Oak, NW5 4NN

£1,650,000

A particularly special semi-detached Victorian house resting on a peaceful residential street, abutting the idyllic grounds of St Martin's Church. Available for sale for the first time in fifty years, and full of period character and charm throughout, the accommodation is well arranged over three floors and provides four/five bedrooms, two bathrooms and a very lovely south facing garden. This unique family home stands out from other houses in the immediate area, due to its wonderful setting and myriad of striking features. Hampstead Heath is only a short walk away, and excellent transport links can be found nearby at Gospel Oak (Overground) and Kentish Town (Underground) stations.

- FOUR/FIVE BEDROOMS
- ONE/TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM
- SHOWER ROOM
- UTILITY ROOM
- GUEST CLOAKROOM
- SOUTH FACING GARDEN
- RESIDENTS PERMIT
- PARKING/COUNCIL TAX BAND F
- EPC D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Band A		Band A	
Band A	B	Band A	B
Band B	C	Band B	C
Band C	D	Band C	D
Band D	E	Band D	E
Band E	F	Band E	F
Band F	G	Band F	G
Band G		Band G	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	