

## **Grafton Road, Gospel Oak, NW5 4BL**

**£595,000**

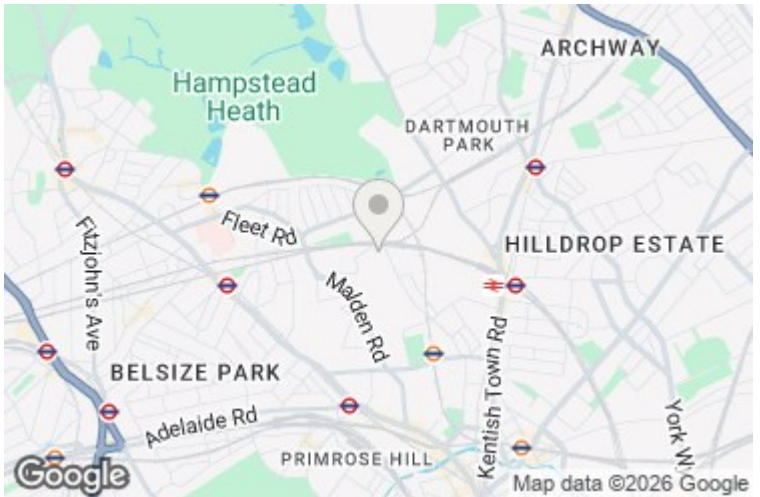
A very spacious three bedroom apartment, over the top two floors of a purpose built residential development, within walking distance of the Parliament Hill entrance to Hampstead Heath. The property provides naturally bright rooms throughout, and very good available storage space. There is a small balcony accessed from each bedroom, along with an excellent private terrace at the rear, which is south facing with an attractive leafy outlook during the spring and summer months. An ideal home for the growing family, with Gospel Oak Nursery and Primary and La Petite Ecole Bilingue Londres schools nearby.

- THREE BEDROOMS
- BRIGHT RECEPTION
- KITCHEN WITH DINING AREA
- BATHROOM
- GUEST WC
- BALCONY FROM EACH BEDROOM
- LARGE TERRACE AT THE REAR
- AMPLE AVAILABLE STORAGE
- COUNCIL TAX BAND C / EPC C
- LEASEHOLD (CAMDEN COUNCIL FREEHOLD) 125 YEARS FROM 21/6/1999











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Third Floor



Second Floor  
IN

Approx. Gross Internal Area: 86.9 m<sup>2</sup> ... 936 ft<sup>2</sup> (excluding balcony)

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	78
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	