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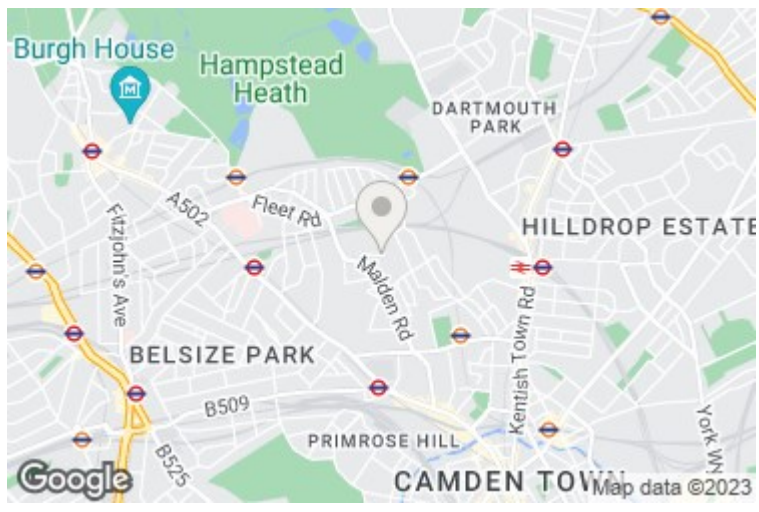
## Wellesley Road, Gospel Oak, NW5 4PL

**£375,000**

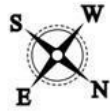
A well presented and beautifully light one bedroom apartment, located on the first floor of a popular residential block. There is a private balcony to the rear of the flat, and access to large communal gardens from the ground floor. Wellesley Road is a quiet street, within easy walking distance of Hampstead Heath, South End Green and Belsize Park. The nearby transport links provide quick and easy access to the City and West End, with the 24 and 46 bus routes available on Malden Road.

- ONE DOUBLE BEDROOM
- BATHROOM
- EPC C
- RECEPTION ROOM
- GOOD AVAILABLE STORAGE
- LEASEHOLD 105 YEARS UNEXPIRED
- OPEN PLAN KITCHEN
- PRIVATE BALCONY



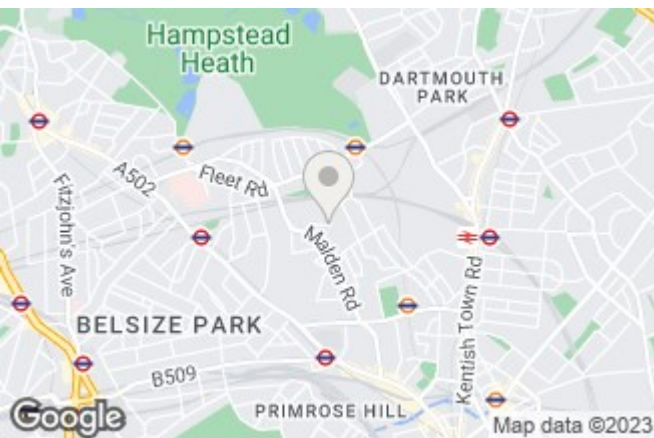


# Wellesley Road NW5



Approx. Gross Internal Area: 49.8 m<sup>2</sup> ... 536 ft<sup>2</sup> (excluding balcon)

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 very 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		
<b>England &amp; Wales</b>	76	77
	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		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	