



DAYMORRIS
ESTATE AGENTS
EXPERIENCE THE DIFFERENCE

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Kingsford Street, , Gospel Oak, NW5 4JT

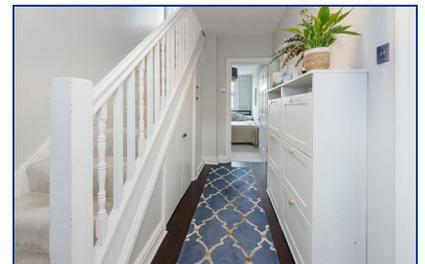
£660,000

Tucked away in the charming area of Gospel Oak, this stylish two bedroom flat on Kingsford Street offers a perfect blend of comfort and convenience. The property features a bright and spacious reception room, ideal for relaxation or entertaining guests, and two generously sized double bedrooms.

Additionally, the south-west facing private roof terrace presents a wonderful opportunity to enjoy the outdoors, whether it be for morning coffee or al fresco dining in clement weather.

Situated just a short stroll from the picturesque Parliament Hill and the expansive Hampstead Heath, residents can enjoy the beauty of nature right on their doorstep. The bustling district of South End Green is nearby, offering a variety of shops, cafes, and pubs to explore. Belsize Park tube station is conveniently located within walking distance, providing easy access to the City and West End.

- TWO DOUBLE BEDROOMS
- BRIGHT RECEPTION
- OPEN PLAN KITCHEN
- LARGE BATHROOM
- PRIVATE SOUTH WEST FACING TERRACE
- EPC C
- COUNCIL TAX BAND E
- LEASEHOLD 103 YEARS UNEXPIRED
- CLOSE TO THE PARLIAMENT HILL FOOTBRIDGE TO HAMPSTEAD HEATH
- APPROXIMATE ANNUAL SERVICE CHARGE £400 / GROUND RENT £250



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|--------|--|-------|
| Band | Score | Band | Score |
| A | 92-100 | A | 10-15 |
| B | 81-91 | B | 16-20 |
| C | 69-80 | C | 21-25 |
| D | 55-68 | D | 26-30 |
| E | 39-54 | E | 31-35 |
| F | 21-38 | F | 36-40 |
| G | 1-20 | G | 41-45 |

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC