

## Allcroft Road, Gospel Oak, NW5 4NE

**£1,350,000**

**READY FOR IMMEDIATE OCCUPATION!** Newly renovated throughout to an exceptionally high standard, this four bedroom Victorian property offers flexible accommodation for the growing family. An immaculately designed home arranged over three floors and featuring four spacious bedrooms, two modern bathrooms with underfloor heating, an additional WC, a large double reception with underfloor heating throughout, and a separate kitchen. To the rear there is a charming private garden, and also a roof terrace from the first floor - both ideal for al fresco dining in clement weather. Chalk Farm and Kentish Town stations are within easy reach, along with Gospel Oak (Outstanding) primary school and Hampstead Heath.

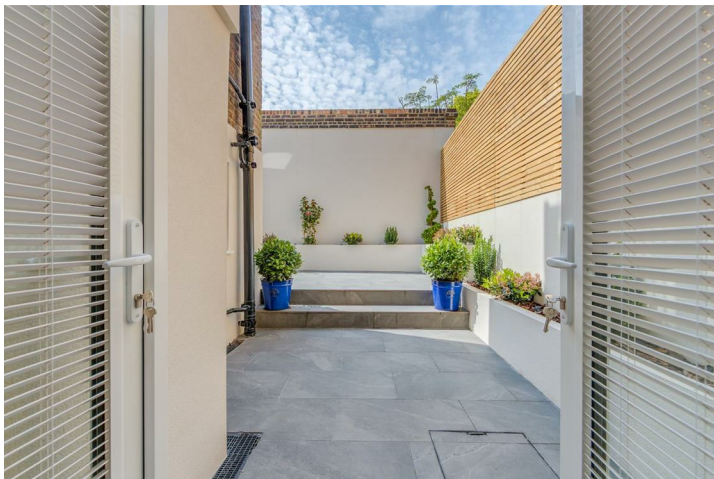
- FOUR BEDROOMS
- DOUBLE RECEPTION
- SEPARATE KITCHEN
- FAMILY BATHROOM
- EN-SUITE SHOWER ROOM
- GUEST WC
- PRIVATE ROOF TERRACE
- FRONT AND REAR GARDEN
- EPC C
- COUNCIL TAX BAND F



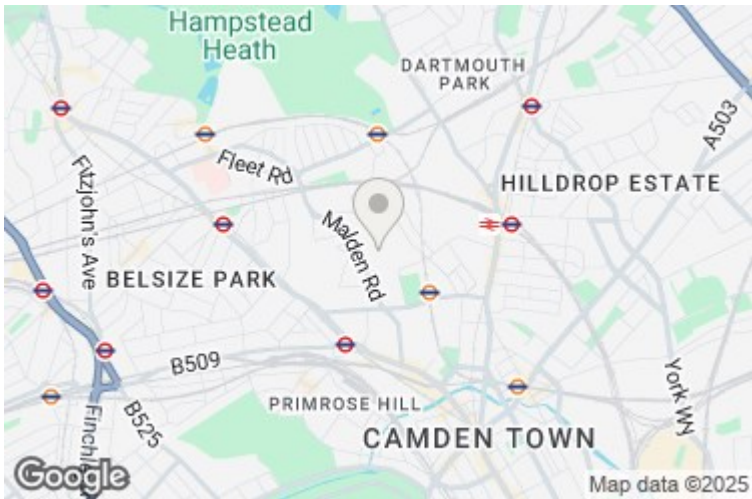















Total Area: 133.2 m<sup>2</sup> ... 1433 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

These details are subject to contract.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	84
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 