

## **Southampton Road, Gospel Oak, NW5 4HX**

**Asking Price £1,095,000**

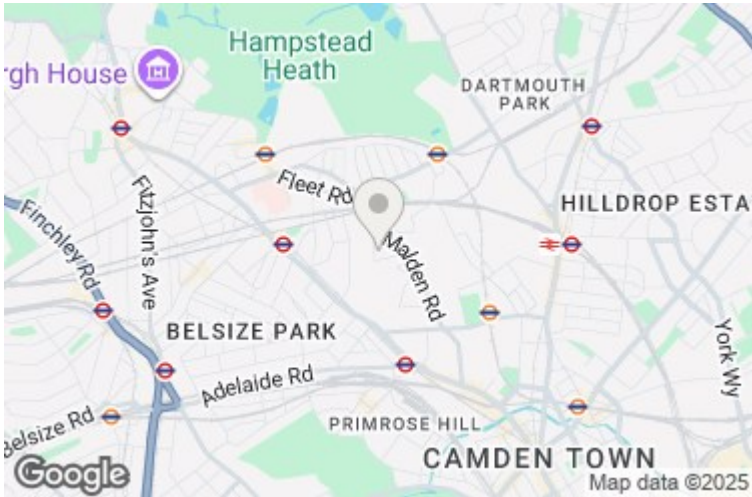
A tastefully presented, three bedroom triplex apartment, providing three bedrooms and three bathrooms, and quietly located on a pretty residential street within walking distance of Hampstead Heath. The property benefits from a private entrance, 1100 square feet of versatile accommodation, two private terraces and a balcony from the reception, offering an attractive outlook along Southampton Road towards St Dominic's Priory. The flat is offered for sale, Freehold, with the privately owned property on the lower ground floor having a lease of 75 years unexpired. Both Chalk Farm and Belsize Park stations are within easy reach, along with the excellent shopping district of South End Green.

- THREE BEDROOMS
- THREE BATHROOMS (TWO EN-SUITE)
- BRIGHT RECEPTION WITH SMALL BALCONY
- MODERN OPEN PLAN KITCHEN
- TWO TERRACES (ONE TO THE REAR AND ONE TO THE FRONT ELEVATION)
- FRONT GARDEN
- FREEHOLD - (BASEMENT FLAT IS PRIVATELY OWNED WITH 75 YEARS UNEXPIRED ON THE LEASE)
- EPC C
- COUNCIL TAX BAND D
- ANNUAL BUILDINGS INSURANCE APPROX £1450









Southampton Road NW5



Approx. Gross Internal Area: 103.0 m<sup>2</sup> ... 1108 ft<sup>2</sup> (excluding front garden, balcony, terrace)

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) <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		
<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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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