



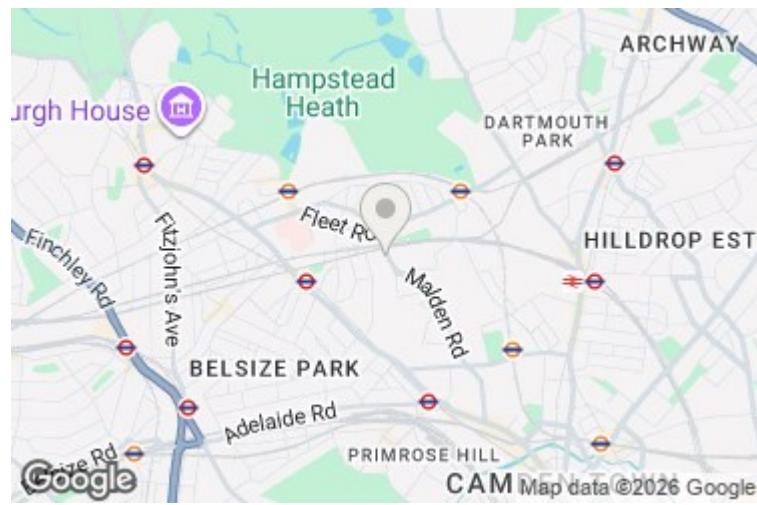
Southampton Road, Gospel Oak, NW5 4JS

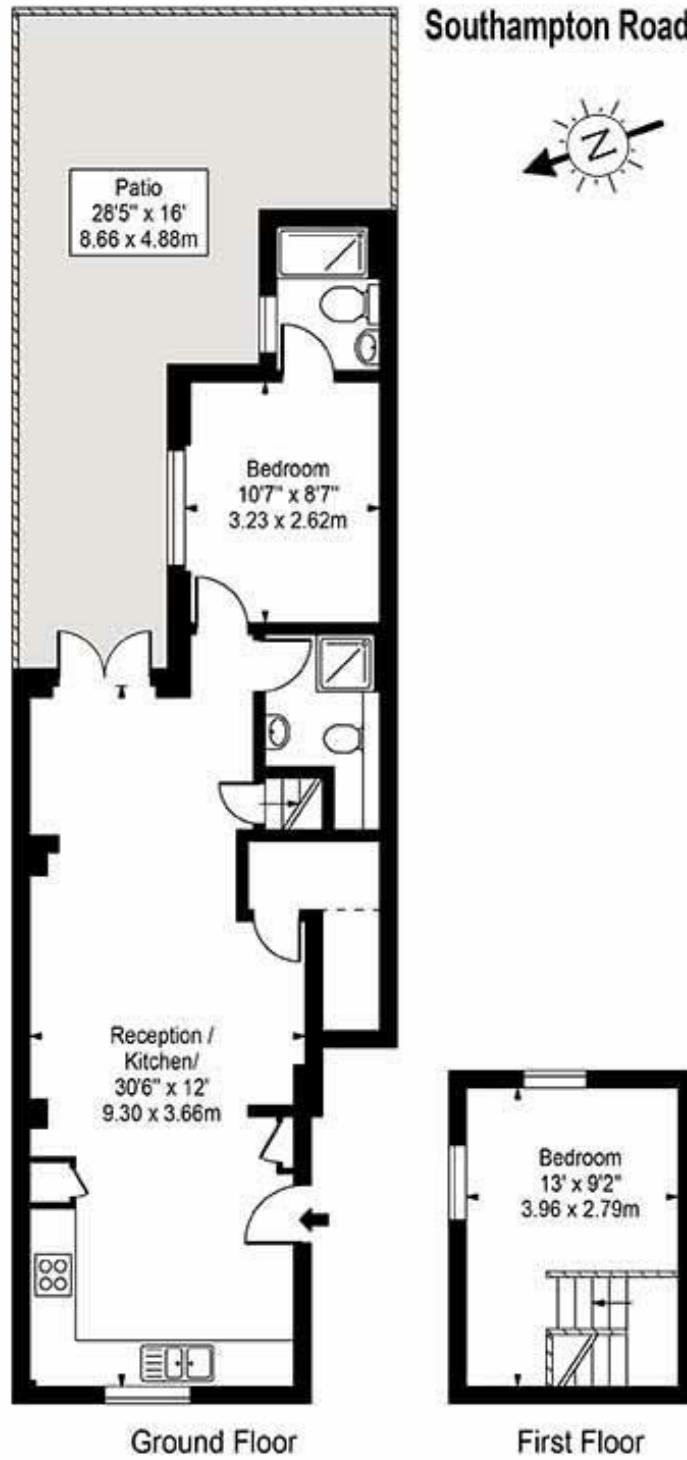
Offers In Excess Of £500,000

A particularly unique one double bedroom flat, arranged over the ground floor and a portion of the first, in a converted building just a short walk from Hampstead Heath. The property is naturally bright and well designed, with two shower rooms plus the sole use of a charming south west facing garden. Local bus stops to the City and West End are close at hand, and both Belsize Park and South End Green are within easy walking distance.

- ONE DOUBLE BEDROOM
- TWO SHOWER ROOMS
- SHARE OF FREEHOLD
- EPC E
- BRIGHT RECEPTION
- PRIVATE COURTYARD GARDEN
- SERVICE CHARGE - 50% OF THE ANNUAL BUILDINGS INSURANCE
- OPEN PLAN KITCHEN
- FIRST FLOOR STUDY ROOM
- COUNCIL TAX BAND D







Approx Gross Internal Area 666 Sq Ft - 61.87 Sq M

For Illustration Purposes Only - Not To Scale
www.tomekphotography.co.uk

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	