

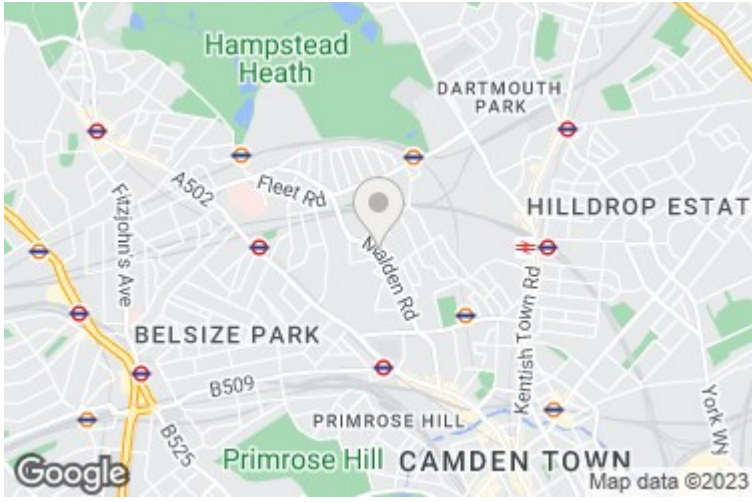


Malden Road, Gospel Oak, NW5 4HS

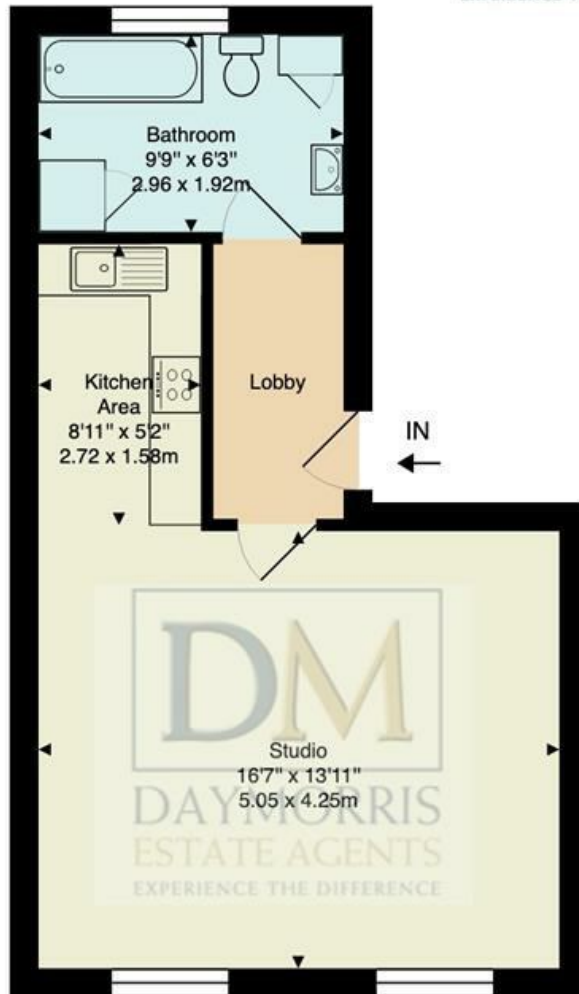
Offers In Excess Of £300,000

A large studio apartment in a converted Victorian house, within walking distance of Hampstead Heath. An ideal pied a terre or rental investment. The transport links are very close by, with the 46 and 24 bus routes to the City and West End, located further along Malden Road.

STUDIO ROOM * KITCHEN * BATHROOM * CLOSE TO HAMPSTEAD HEATH AND EXCELLENT TRANSPORT LINKS * SHARE OF FREEHOLD * COUNCIL TAX BAND C * EPC C



Malden Road, London, NW5 4HS



Approx. Gross Internal Area: 385 ft² ... 35.7 m²

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) 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			
		74	78
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	