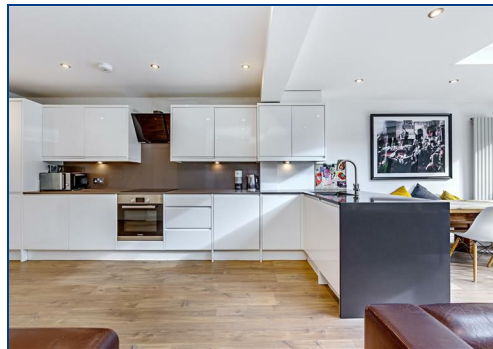




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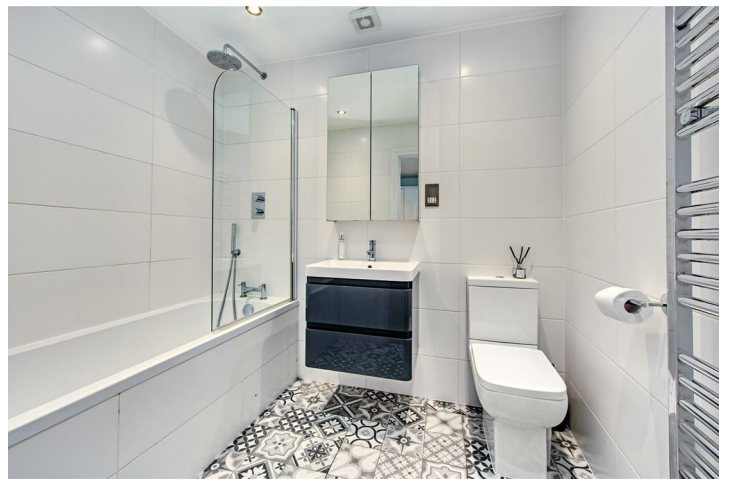
Malden Road, Gospel Oak, NW5 4HT

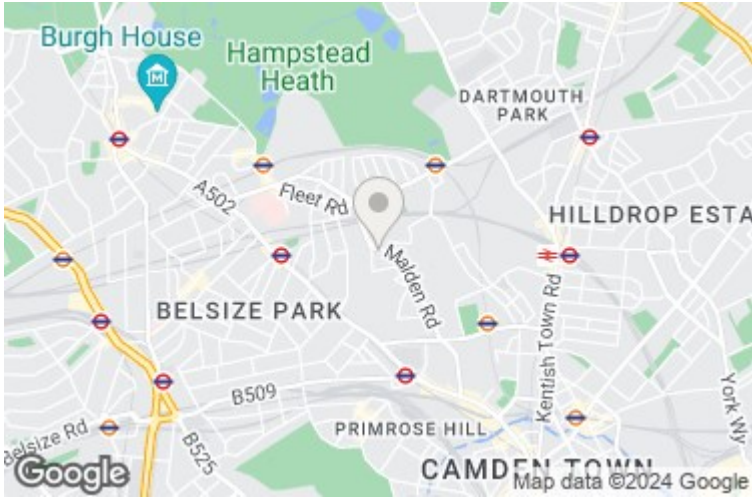
£775,000

A beautifully presented two bedroom ground floor flat, within a short walking distance of Hampstead Heath. The current owners have designed the flat exceptionally throughout, with a fully extended reception/dining room opening to a charming south facing rear garden.

TWO BEDROOMS * BRIGHT RECEPTION/DINING ROOM * KITCHEN * BATHROOM * SOUTH FACING REAR GARDEN * EPC C * COUNCIL TAX BAND C * RESIDENTS PERMIT PARKING * SHARE OF FREEHOLD







Malden Road, NW5



Heat-Loss Perimeter: 136ft ... 41.4m

Approx. Gross Internal Area: 771 ft² ... 71.6 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		78	78
(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			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	