



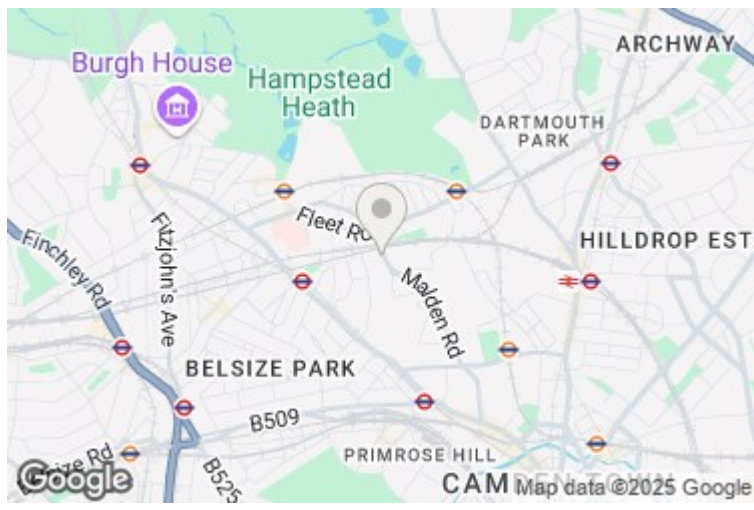
Southampton Road, Gospel Oak, NW5 4JS

£599,950

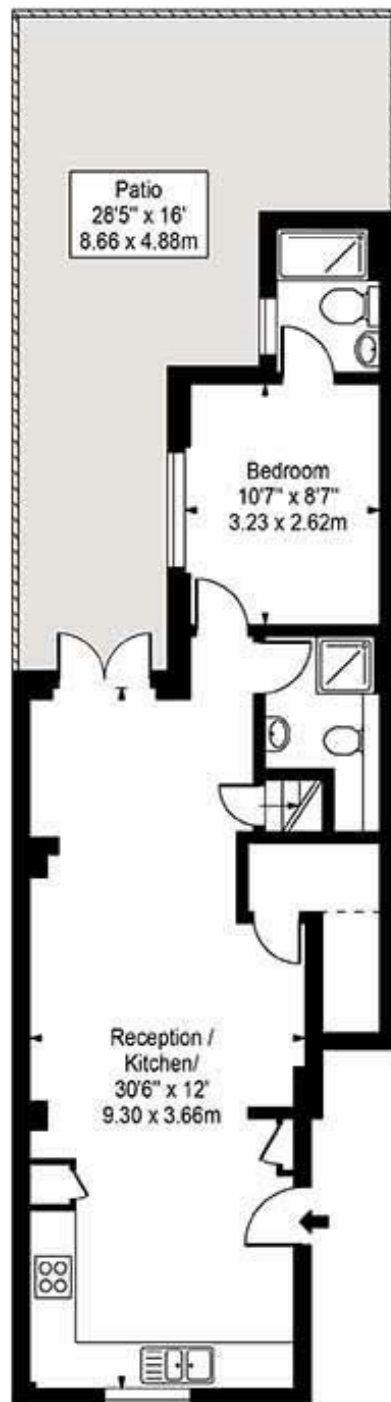
A particularly unique two bedroom flat, arranged over the ground floor and a portion of the first, in a converted building just a short walk from Hampstead Heath. The property is naturally bright and well designed, with two shower rooms plus the sole use of a charming south west facing garden. Local 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.

- TWO BEDROOMS
- TWO SHOWER ROOMS
- LEASEHOLD - NEW LEASE OF 125 YEARS
- BRIGHT RECEPTION
- PRIVATE COURTYARD GARDEN
- SERVICE CHARGE - 50% OF THE ANNUAL BUILDINGS INSURANCE
- OPEN PLAN KITCHEN
- EPC E
- COUNCIL TAX BAND D

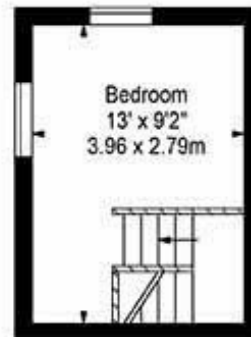




Southampton Road, NW5



Ground Floor



First Floor

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		
	40	72
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		