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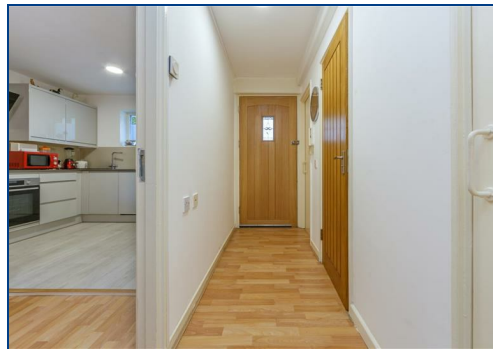
Day Morris Estate Agents

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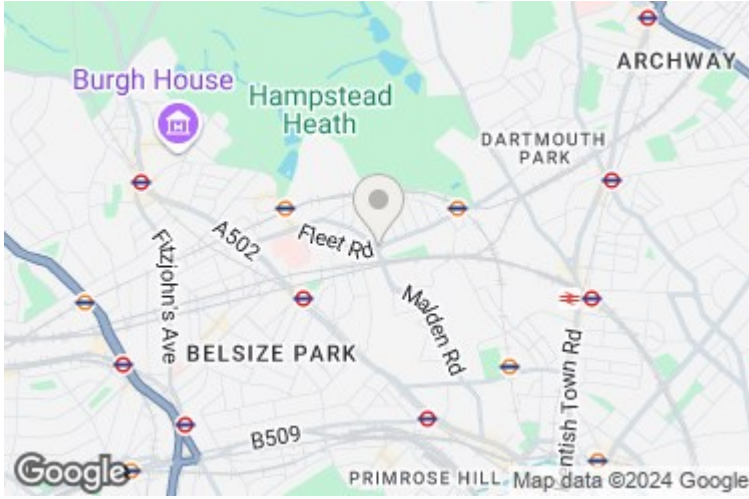
Mansfield Road, Gospel Oak, NW3 2JJ

£399,950

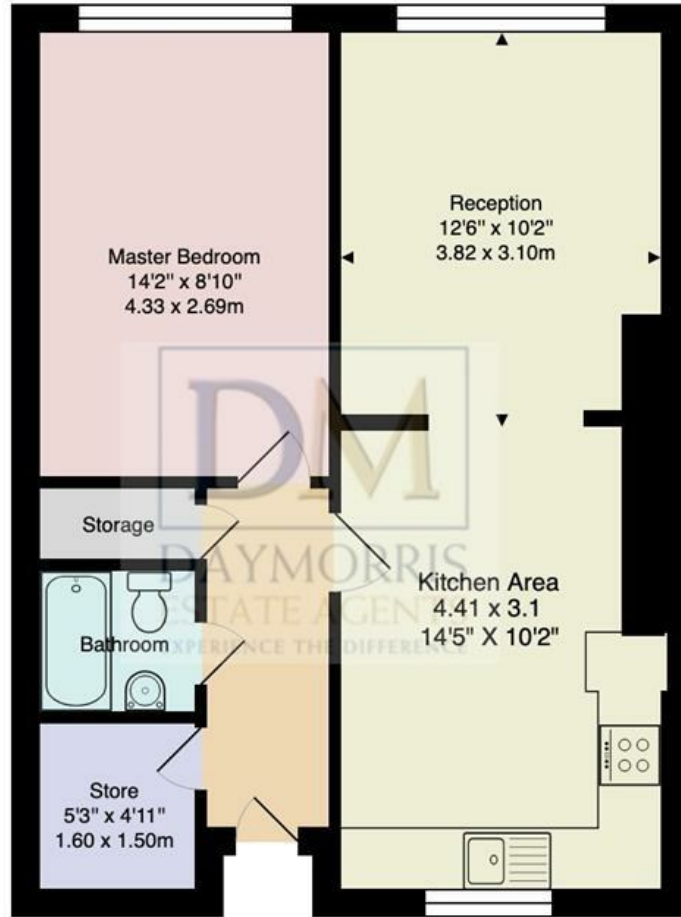
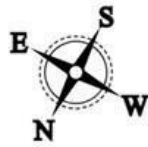
Positioned on the third floor of a popular residential development in the freehold ownership of Camden Council, this one bedroom apartment is well presented throughout, and within a short walking distance of Hampstead Heath.

- RECEPTION ROOM
- BATHROOM
- LEASEHOLD (CAMDEN FREEDHOLD) 125 YEARS FROM JULY 2013
- DOUBLE BEDROOM
- STORE ROOM
- £2700 PER YEAR - ANNUAL SERVICE CHARGE
- OPEN PLAN KITCHEN
- EPC C
- COUNCIL TAX BAND B





Waxham NW3



Third Floor

Approx. Gross Internal Area: 526 ft² ... 48.9 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			
England & Wales	EU Directive 2002/91/EC	77	77

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		