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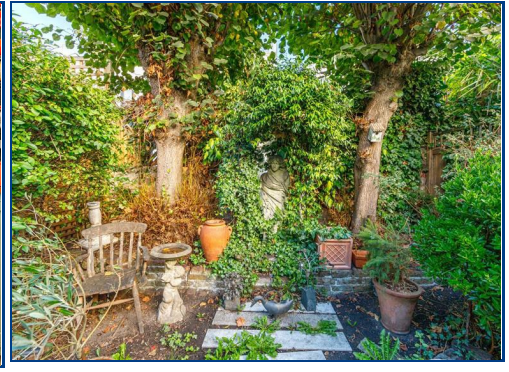
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## **Oak Village, Gospel Oak, NW5 4QL**

**£1,550,000**

Rarely available, and forming an integral part of the ever popular setting of Oak Village, this three bedroom house provides all the charm and character that one comes to expect from a property in this street. With accommodation arranged over two floors, and an idyllic garden found at the rear, the rooms are well planned, with a lovely feeling of natural light throughout. There is the option of creating further internal space on the ground floor, with a potential side return extension (subject to the usual planning consent). Oak Village is within a short walk of the Parliament Hill entrance to Hampstead Heath, the lido, and the excellent bus and rail links to the City and West End.

- THREE BEDROOMS
- BATHROOM

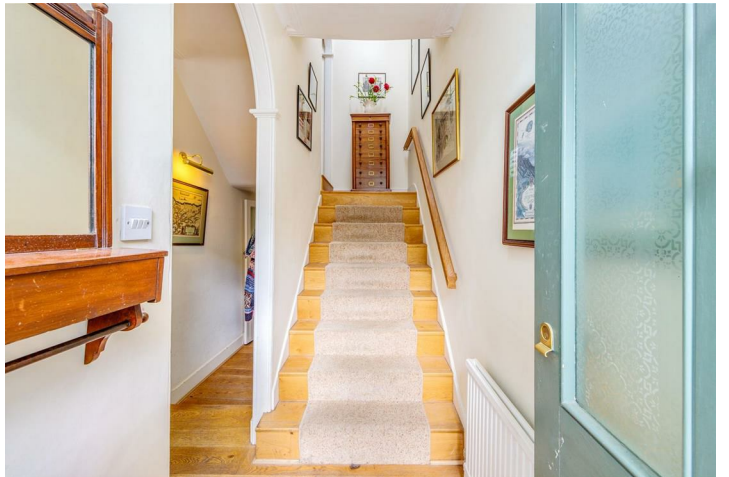
- RECEPTION ROOM
- CHARMING REAR GARDEN

- DINING ROOM
- FREEHOLD

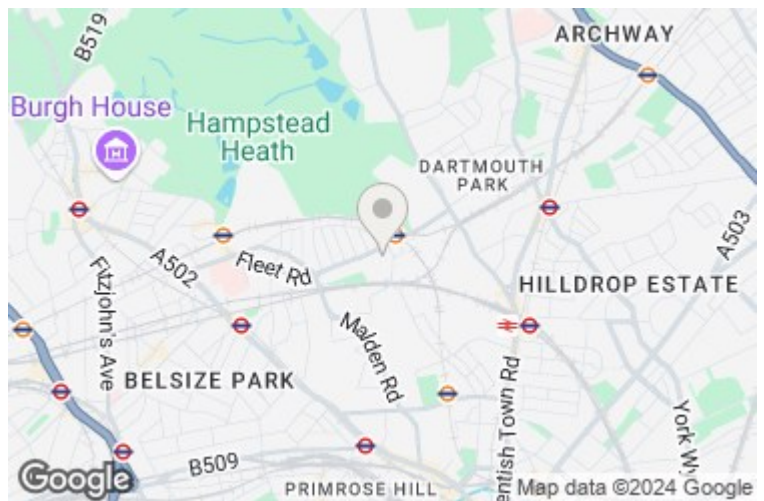
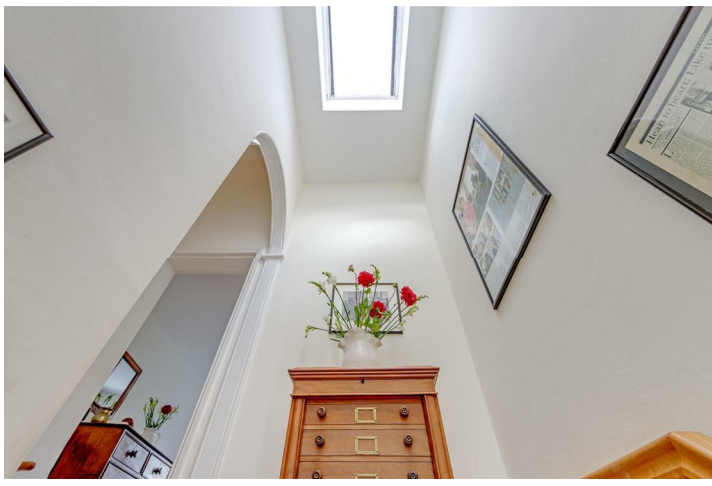
- KITCHEN
- EPC D

- CONSERVATORY EXTENSION
- RESIDENTS PERMIT PARKING













Total Area: 106.8 m<sup>2</sup> ... 1150 ft<sup>2</sup> (excluding wc, storage)

All measurements are approximate and for display purposes 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) <b>A</b>                          |  |                         | <b>78</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>55</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |