



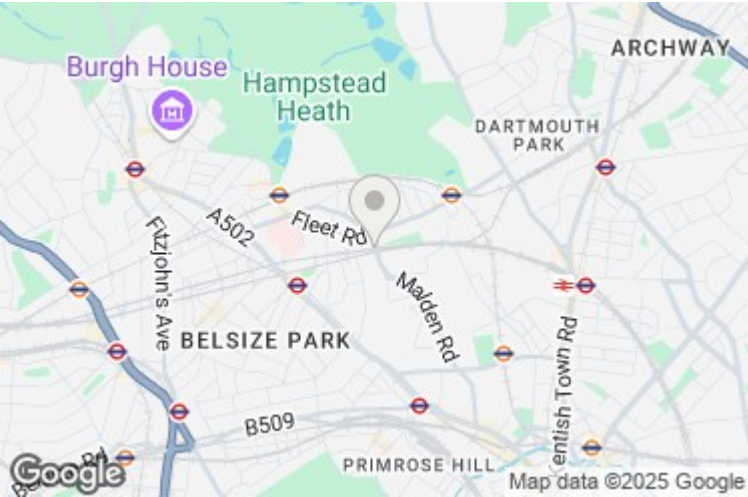
Lismore Circus, Gospel Oak, NW5 4SF

£500,000

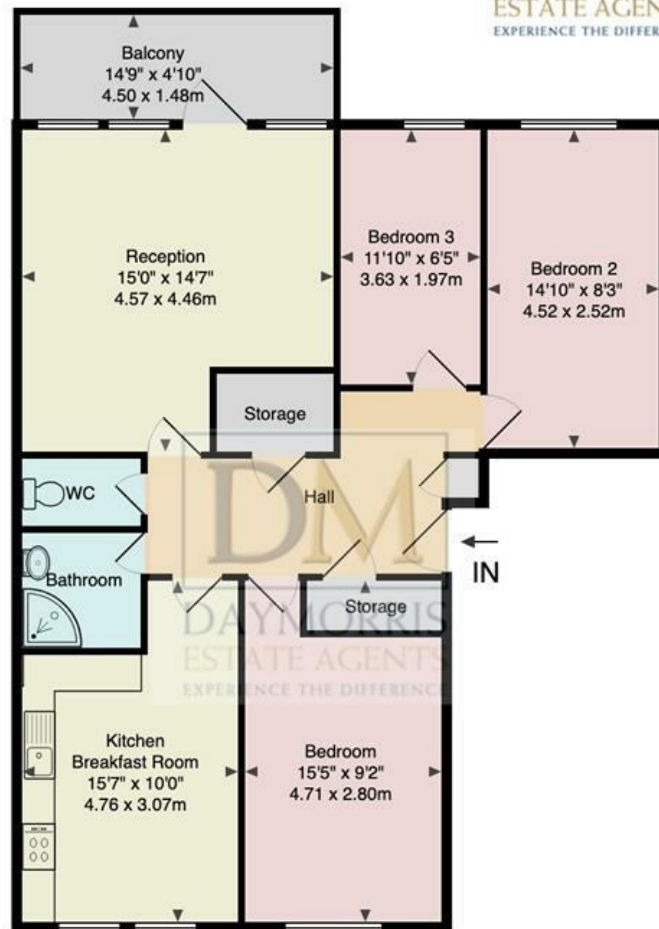
A good sized three bedroom flat, just a short walk from the Parliament Hill footbridge to Hampstead Heath. Forming part of a popular development in the freehold ownership of Camden Council, the property provides bright rooms throughout, excellent available storage, and an attractive south facing balcony. South End Green is within easy reach, where a vast array of shops and cafes can be found, and the City and West End are accessed nearby from Belsize Park station, and the 24/46 bus routes.

- THREE BEDROOMS
- RECEPTION ROOM
- LARGE KITCHEN
- BATHROOM
- SEPARATE WC
- GOOD AVAILABLE STORAGE
- PRIVATE BALCONY
- LEASEHOLD - 125 YEARS FROM 24/1/2000
- SERVICE CHARGE - £3,600 PER YEAR APPROX.
- COUNCIL TAX BAND C





Ludham NW5



First Floor

Total Area: 895 ft² ... 83.2 m²

Dimensions are approximate; for display purposes only. (c) Peninsula Surveys Ltd.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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 (CO₂) 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	