

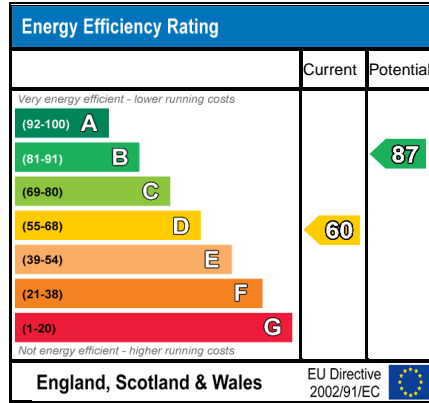
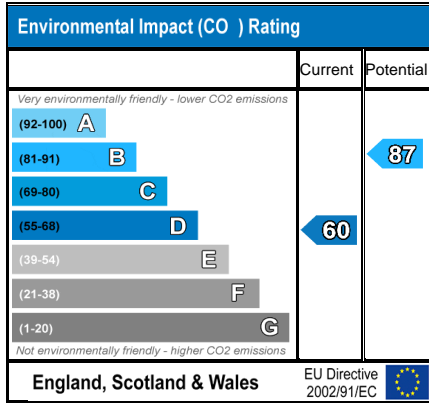
## Offers in excess of £925,000 Lamble Street, Gospel Oak, NW5



- End of Terrace
- Rear Garden
- Rear Access
- Modern
- Great Location
- Front Patio
- Well Presented

This rarely available 3/4 bed family home with south facing garden is in a truly excellent location of Oak Village, Gospel Oak, being just a stones throw from Hampstead Heath's Parliament Hill and the Lido. The property offers bright and spacious family living with a large fully fitted eat-in kitchen at the front of the property overlooking a private patioed courtyard.

# Lamble Street, Gospel Oak, NW5

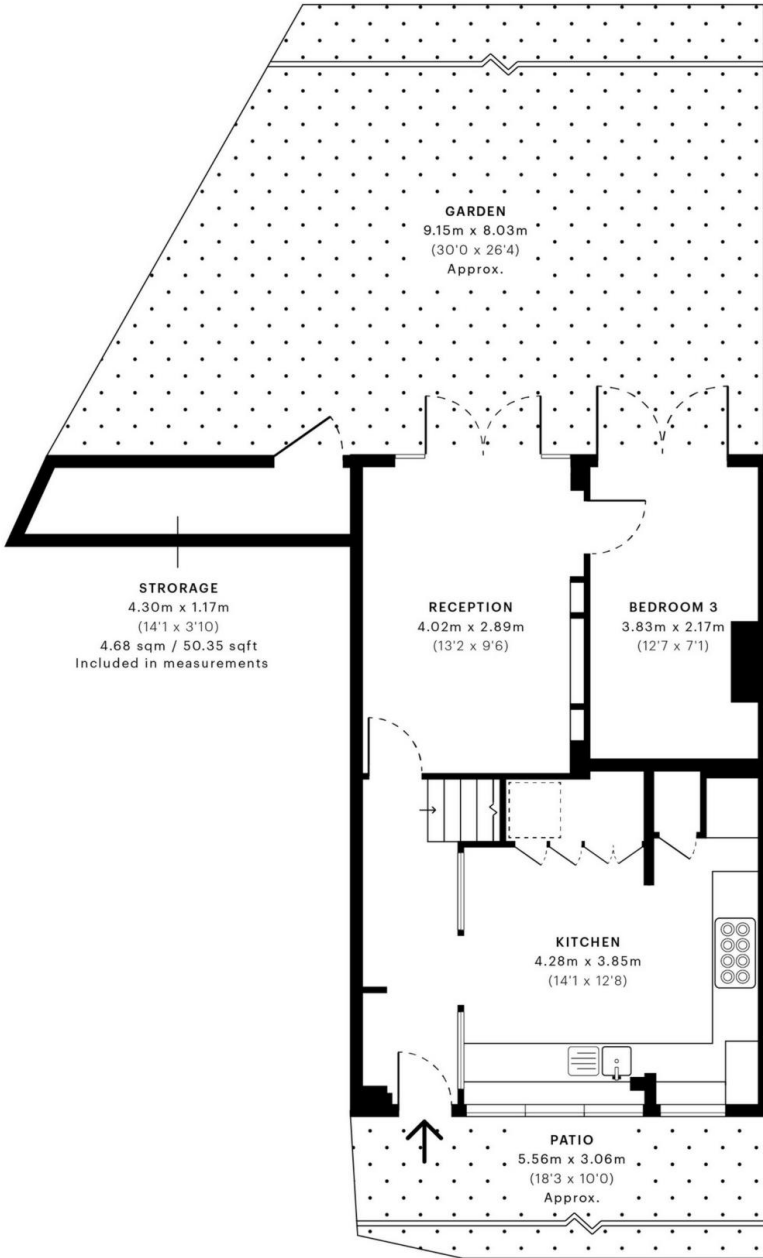




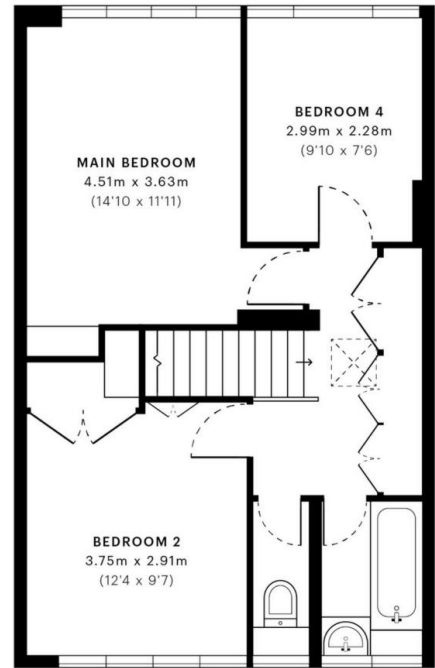








— Ground Floor



— First Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
91.16 sqm / 981.24 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
79.24 sqm / 852.93 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandae etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.65 sqm / 7.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

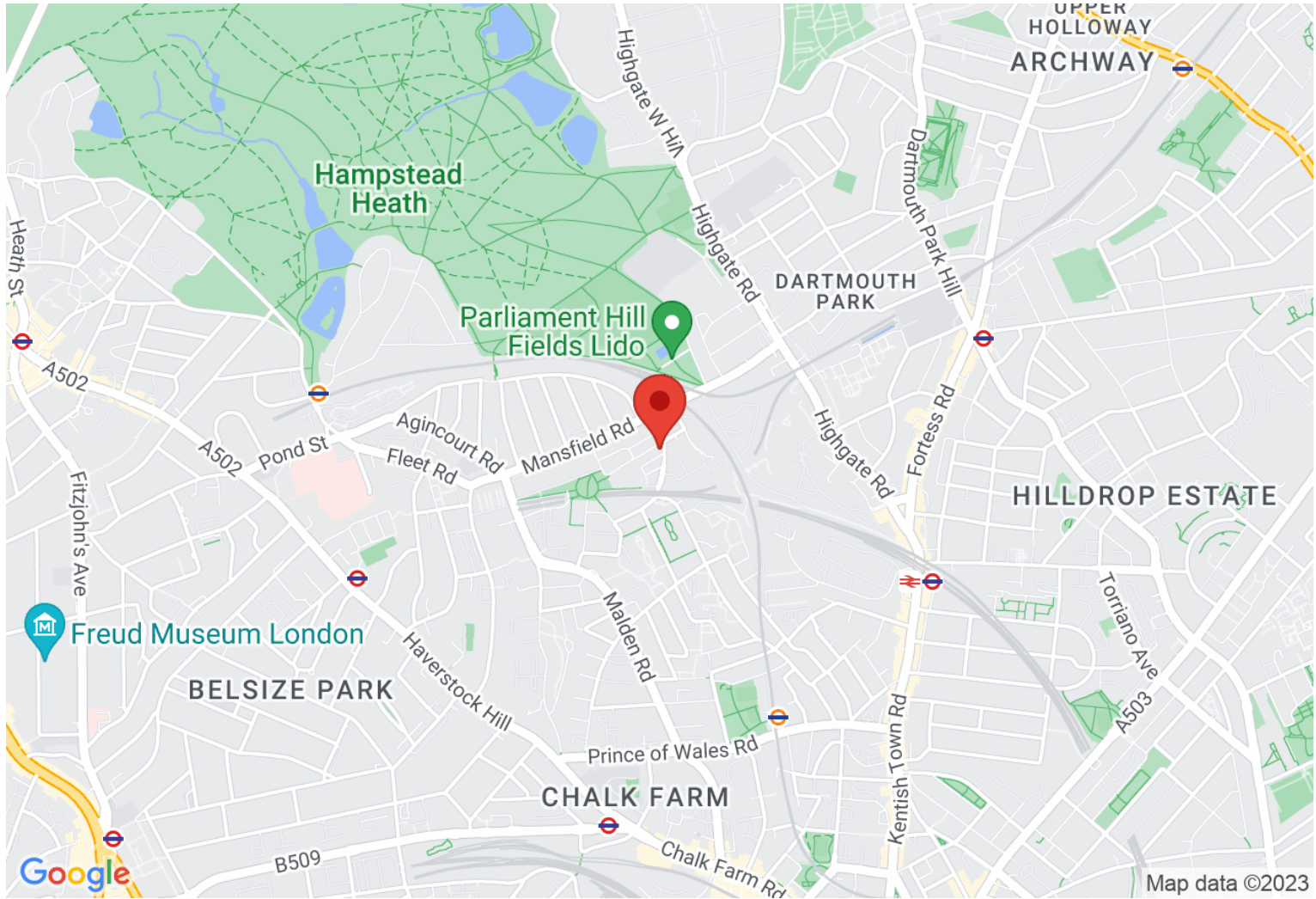
IPMS 3B RESIDENTIAL 89.26 sqm / 960.79 sqft  
IPMS 3C RESIDENTIAL 84.77 sqm / 912.46 sqft

SPEC ID 563f4fa771795620de66e3e42



## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS ROCHESTER PLACE

161 Kentish Town Road, Camden, London, NW1 8PD T: 020 7284 4747 E: [info@rochesterplace.co.uk](mailto:info@rochesterplace.co.uk) W: [www.rochesterplace.co.uk](http://www.rochesterplace.co.uk)

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROCHESTER PLACE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.