

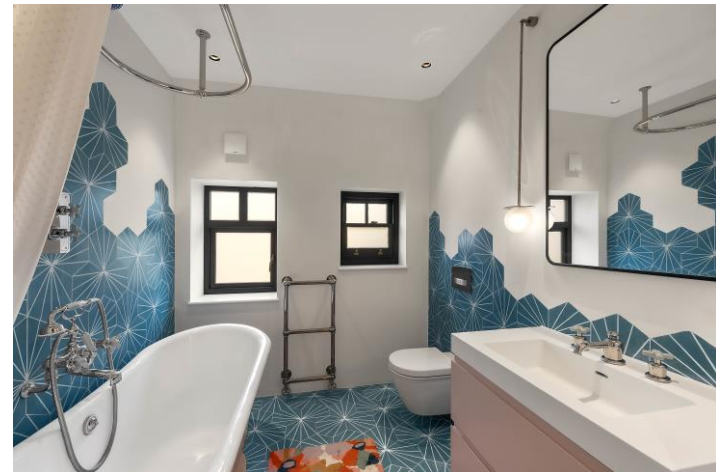
## Heath Drive, NW3

Guide Price: £2,795,000, 969 Year Lease Remaining, Plus Share Of Freehold

Anderson//Rose







**Guide Price: £2,795,000**

969 Years remaining of the lease,  
plus a share of the buildings  
freehold

**Service Charge: £5,000 per annum**

Ref PCL250004

## Heath Drive, NW3

This is a fantastic opportunity to acquire a simply incredible duplex apartment, situated on the top two floors of a handsome red brick period conversion.

The apartment has been finished to an astonishingly high standard throughout and is filled with an abundance of natural daylight in virtually every room. The top floor comprises of a fabulous reception room which leads directly onto a beautiful terrace with lovely views across the local greenery. Whilst the first level consists of a truly outstanding kitchen and dining room with state-of-the-art appliances and exceptional ceiling volumes that go into the eaves of the building. The impressive

principal bedroom suite with amazing Crittall doors leading onto a superb en-suite bathroom, two further excellent sized bedrooms with plenty of wardrobes and two further en-suite bathrooms. A swanky guest cloak room, plenty of storage cupboards in the hallway and a private section of the garden located on the street level of the house's grounds.

Heath Drive is a quiet and leafy residential street situated on the outskirts of Hampstead Village. The famous heath is just a short walk away from your front door and the village itself with a wide variety of world renowned, pubs, shops, cafes and restaurants is a pleasant walk up the road, with Finchley Road's vast amenities also nearby. Hampstead Tube is the closest station which provides a simple commute across the capital and can have you in central London in under twenty minutes!



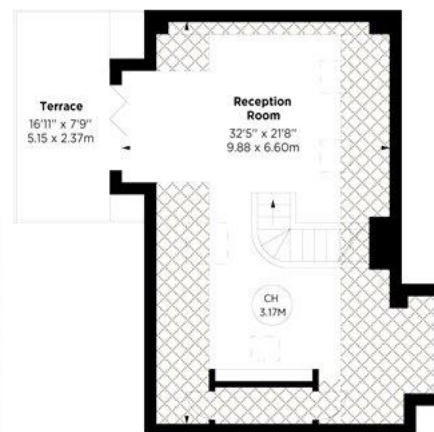
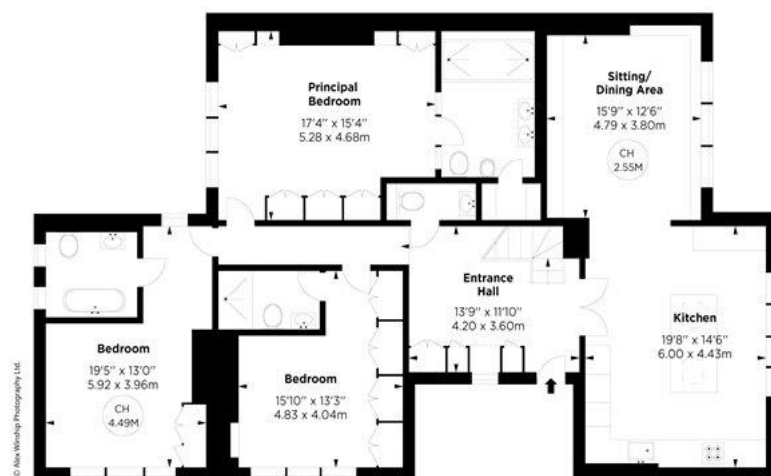
## Heath Drive, NW3

APPROX. GROSS INTERNAL AREA \*  
2301 Sq Ft - 213.76 Sq M  
(Including Under 1.5m Area)



Key:  
CH - Ceiling Height  
X - Under 1.5m

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

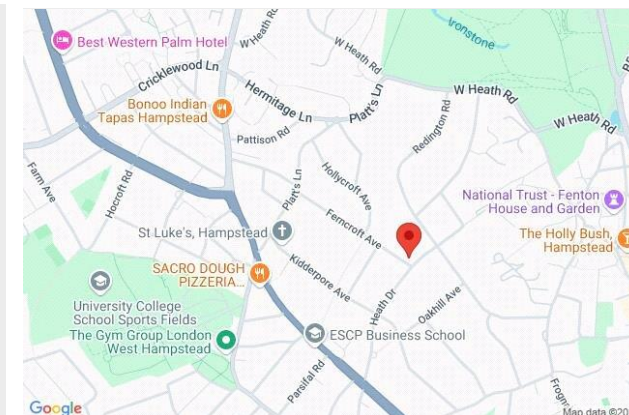


SECOND FLOOR



ALEX WINSHIP

Approved for guidance only use in accordance with the disclaimer on the floor plan and the disclaimer on the website. The floor plan and the website are not to be used for valuation purposes. The floor plan and the website are not to be used for valuation purposes.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.