



Heath Drive, NW3

Guide Price: £1,300,000, Long Lease plus a share of freehold

Anderson//Rose





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969 years remaining on the lease
plus a share of the buildings
freehold

Service Charge: £3,500 per annum

Ref PCL250009

Heath Drive, NW3

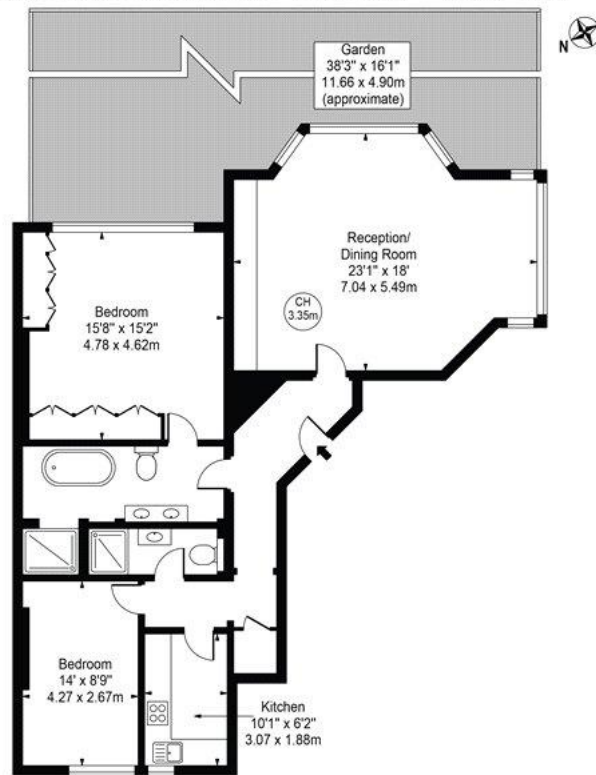
This is a rare opportunity to acquire a simply fantastic lateral apartment, situated on the ground floor of a handsome red brick period conversion.

The apartment has been finished to very high standard throughout benefiting from both plenty of natural daylight and exceptional ceiling volumes throughout. Comprising of a simply fantastic reception and dining room which leads directly onto your private section of the garden located on the street level of the house's grounds, a separate modern kitchen with state-of-the-art appliances, the principal suite with plenty of

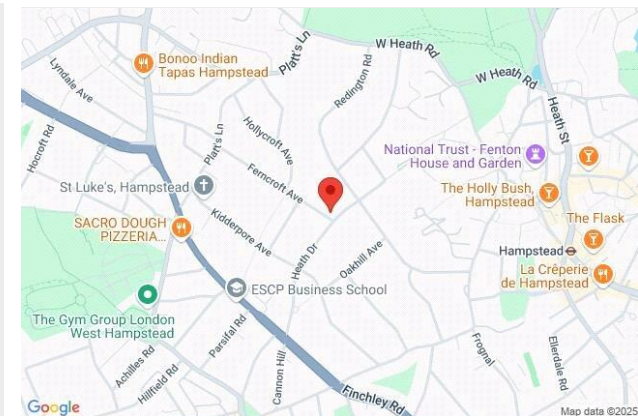
wardrobe space, a good sized second bedroom, a shower bathroom, and a utility cupboard.

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 are 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 Approx. Gross Internal Area 1103 Sq Ft - 102.47 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.