



**Heath Drive, NW3**

Offers In Excess Of: £1,200,000, Long Lease plus a share of freehold

**Anderson / Rose**





**Offers In Excess Of:  
£1,200,000**

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

**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.

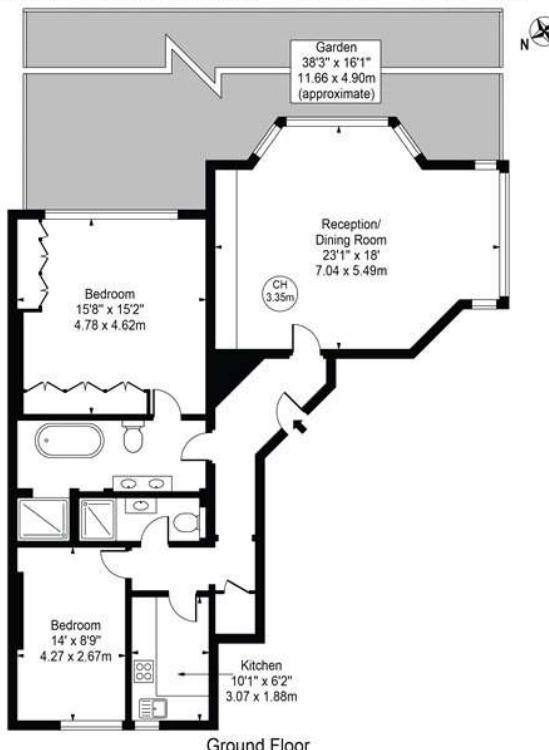
The apartment has been finished to very high standard throughout benefiting from both plenty of natural daylight and exceptional ceiling volumes throughout. Comprising of a simply fantastic reception and dining room which leads directly onto your private section of the garden located on the street level 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



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	75
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.