



Heath Drive, NW3
£2,250 per week, Furnished or Unfurnished, Available 1st September

Anderson//Rose





£2,250 per week

Available furnished or unfurnished
and from 1st September

Ref PCL250058

Heath Drive, NW3

This is a fantastic opportunity to rent 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 with fitted Air Conditioning, 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)

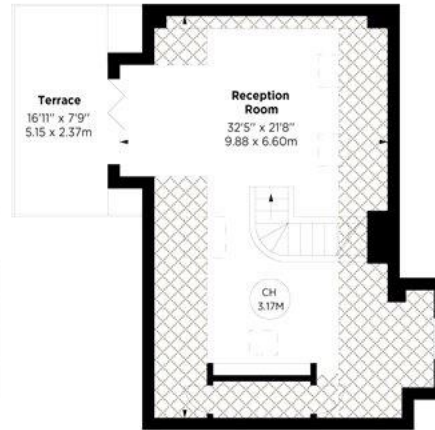


Key:
CH - Ceiling Height
⊗ - Under 1.5m

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



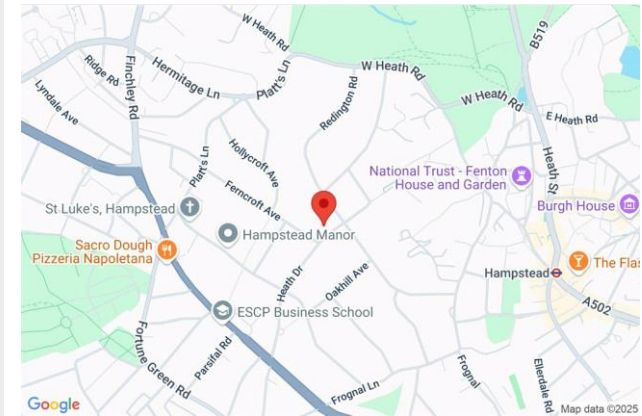
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR GARDEN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.

