



**HEATHCROFT, LONDON, NW11**  
**£325,000 LEASEHOLD & SHARE OF FREEHOLD**

**A SPACIOUS 1 BEDROOM 2<sup>ND</sup> FLOOR APARTMENT**

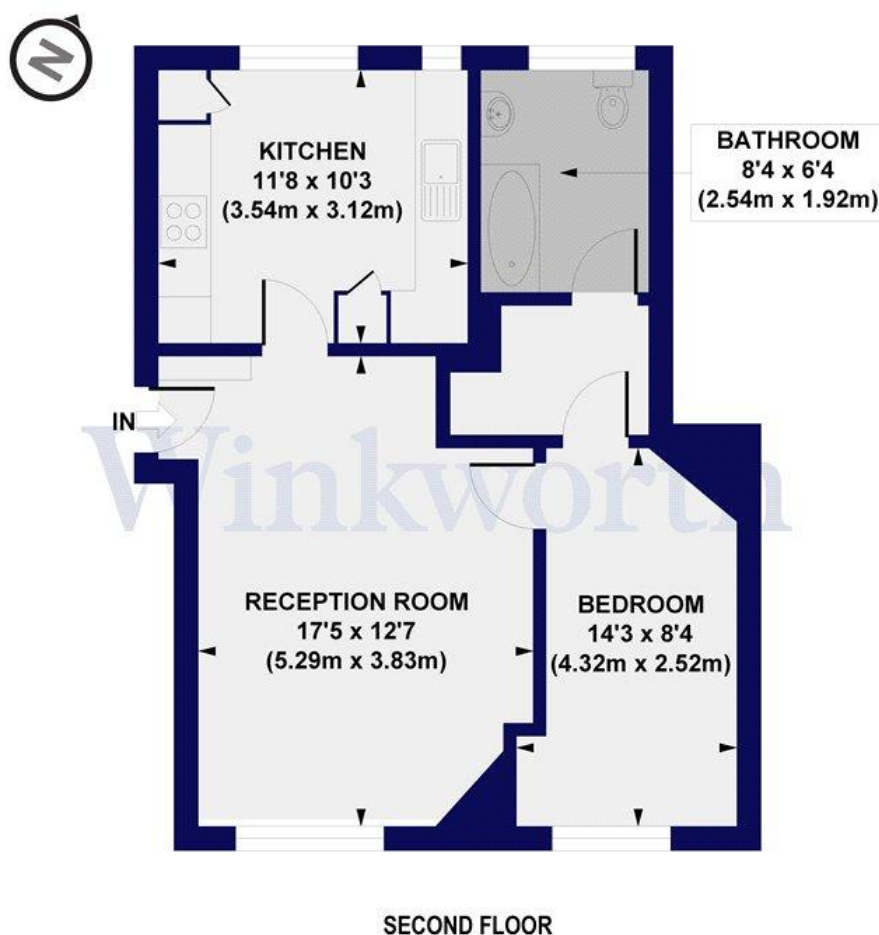
- OPPOSITE HEATH EXTENSION
  - PARFERED BLOCK
- LOVELY COMMUNAL GARDENS
  - CHAIN FREE
  - EPC RATING: C
  - COUNCIL TAX BAND: D
- LEASEHOLD 949 YEARS REMAINING

| Energy Efficiency Rating                             |         |           |
|------------------------------------------------------|---------|-----------|
|                                                      | Current | Potential |
| Very energy efficient - lower running costs          |         |           |
| (92-100) <b>A</b>                                    |         |           |
| (81-91) <b>B</b>                                     |         |           |
| (69-80) <b>C</b>                                     |         |           |
| (55-68) <b>D</b>                                     |         |           |
| (39-54) <b>E</b>                                     |         |           |
| (21-38) <b>F</b>                                     |         |           |
| (1-20) <b>G</b>                                      |         |           |
| Not energy efficient - higher running costs          |         |           |
|                                                      | 72      | 81        |
| England, Scotland & Wales<br>EU Directive 2002/91/EC |         |           |

## DESCRIPTION

Facing the Hampstead Heath Extension on Hampstead Way is this renowned landmark character development, comprising several blocks surrounding communal gardens. There is also a porters lodge and further communal gardens to the rear. The flat is located on the 2<sup>nd</sup> floor (no lift) and has the benefit of a large separate kitchen. The flat is offered chain free and in reasonable order.

### Heathcroft, Hampstead Way, NW11 Approx. Gross Internal Floor Area 544 sq. ft / 50.56 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.