



HAMPSTEAD WAY, LONDON, NW11
£750,000 LEASEHOLD

A 3 BEDROOM, 2 RECEPTION ROOM FLAT ADJACENT TO THE HEATH EXTENSION.

3 Bedrooms/ 2 Reception Rooms/ 2 Bathrooms/ Ground Floor
Flat/ Garden/ Communal Gardens/ Purpose Built/ Off Street
Parking/ EPC Rating: D



DESCRIPTION:

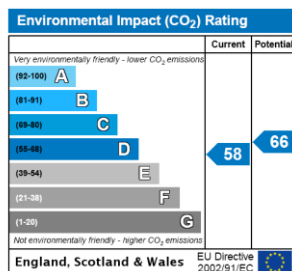
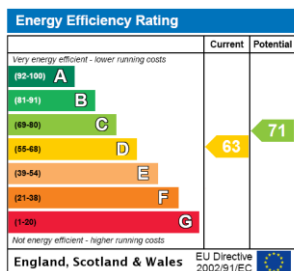
A truly delightful three-bedroom, two reception room, garden level apartment in this highly regarded purpose block adjacent to the Hampstead Heath extension.

Heathcroft is a landmark building, built in approximately 1923 - 1924 as part of Hampstead Garden Suburb, which was founded by Dame Henrietta Barnett in 1907. The design is fashioned with Neo-Georgian style redbrick and originally provided communal facilities, including a ball-room, a dining hall, central kitchens, and outdoor recreational facilities including tennis and badminton courts plus a bowling green.

This particular flat is well appointed and is in excess of 1160 sq.ft. on one level. Access to the flat is off a communal doorway with just a small flight of stairs to the front door. The reception area incorporating both the lounge and dining room are adjacent to the large kitchen/breakfast area, with the lounge having direct access via double doors to a patio area and onto the excellent communal gardens. The master bedroom also has direct access to the garden. In addition to the family bathroom there is a separate shower room/guest WC.

The flat is offered in good order throughout, and we anticipate will be in great demand.

Viewing is highly recommended.



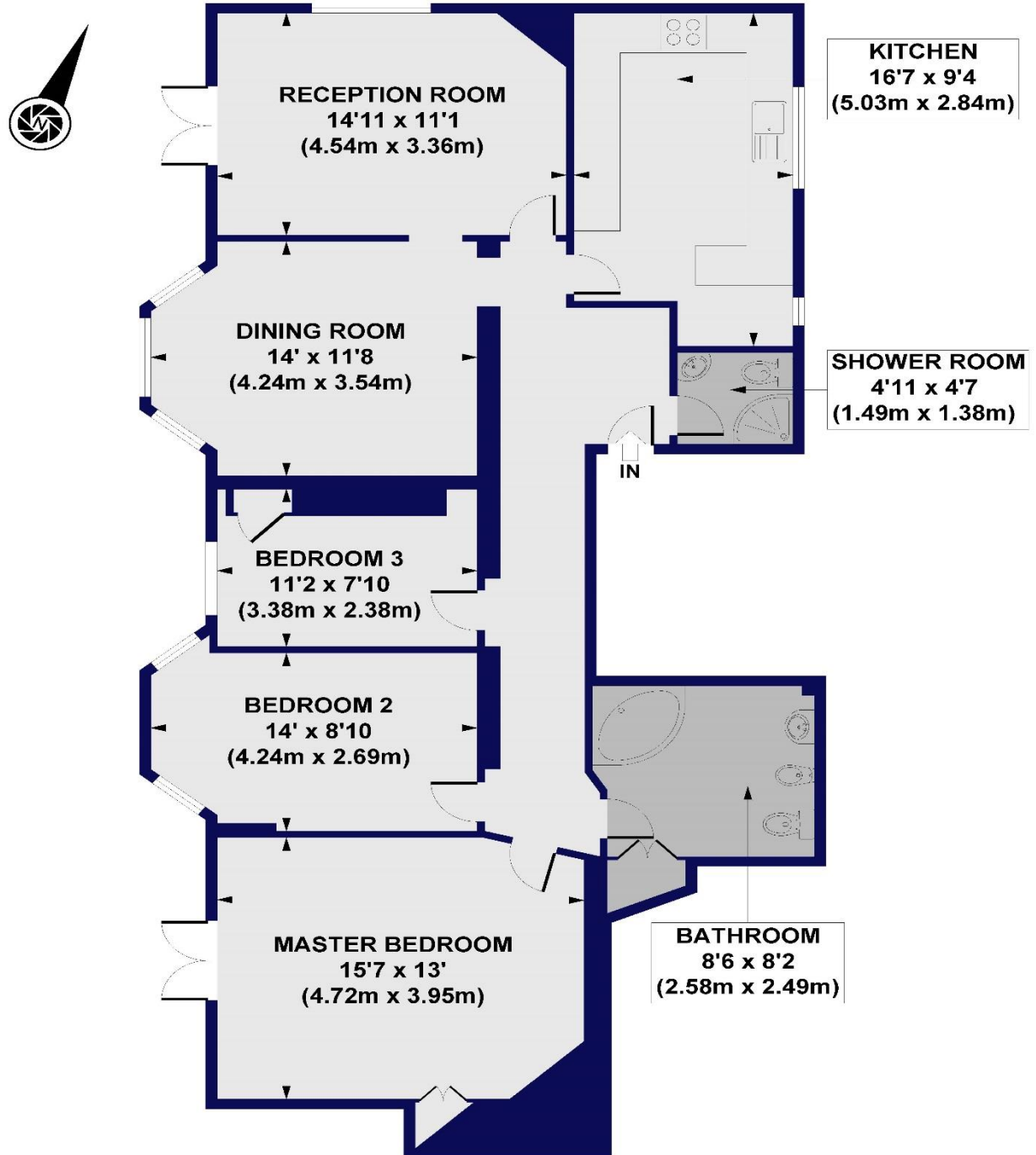
Lease: Approximately 53 years remaining

Interim Service Charge: Sept 2021 to March 2022 £2150.00

Ground Rent: £150 Per Annum



Heathcroft, Hampstead Way, NW11
Approx. Gross Internal Floor Area 1164 sq. ft / 108.11 sq. m



GROUND FLOOR

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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.