

HEATH CLOSE – NW11

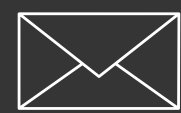


Asking Price £3,400,000

HEATH CLOSE — NW11

“My desire is to do something to bring beauty, music, art, thoughtful reading, and a quiet, reasonable life within reach of Londoners”

- Dame Henrietta Barnett



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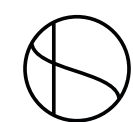


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HEATH CLOSE — NW11

PRIVATE REAR GARDEN



HEATH CLOSE — NW11



Nearly 120 years after its foundation stone was laid, Hampstead Garden Suburb remains true to Dame Henrietta Barnett's original ideals - a refuge from the hustle and bustle of a thriving city, yet just a short commute from central London.

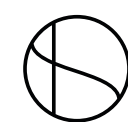
Designed by prominent architects Raymond Unwin and Barry Parker, Heath Close exemplifies the Arts and Crafts movement, with homes featuring high quality craftsmanship, harmonious proportions, and thoughtful integration with the natural landscape.

Awarded Grade II listed status by Historic England in the late 1990s, Heath Close is set directly opposite the 80 acres of wild, open spaces which form the Hampstead Heath extension.

Occupying a coveted end of close position behind vehicular gates, the property provides ample off-street parking for 3-4 cars, a stand-alone garage and mature gardens to the front and rear.

Offering flexible living accommodation arranged over three floors, including spacious entertaining areas and a sensational principal bedroom suite, featuring vaulted ceilings extending to 3.6m in height, a full en-suite bathroom and dressing room.

Heath Close is enviably located just over half a mile from Golders Green Underground Station (Northern Line), just under one mile from the cafes, bakeries and restaurants of Temple Fortune and is superbly positioned for an array of local independent schools, including The King Alfred, UCS, Highgate, Channing and South Hampstead.



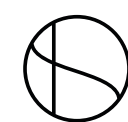
HEATH CLOSE — NW11



DRAWING ROOM



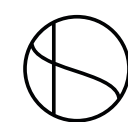
DINING/ FAMILY ROOM



HEATH CLOSE — NW11



KITCHEN / BREAKFAST ROOM



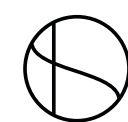
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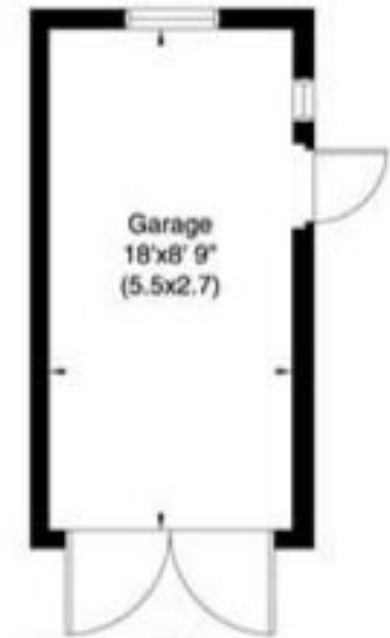
PRINCIPAL SUITE - BATHROOM



PRINCIPAL SUITE - BEDROOM



HEATH CLOSE — NW11



Ground Floor



Second Floor



Ground Floor



First Floor

Accommodation

- Principal bedroom with full en-suite bathroom and dressing room
- Bedroom 2 with en-suite bathroom
- 4 further bedrooms
- Shower room (en-suite to bedroom 5)
- Family bathroom
- Interconnecting drawing/ dining room
- Fully fitted kitchen with breakfast area
- Utility room
- Guest WC

Amenities

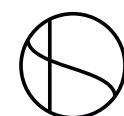
- Private front and rear gardens
- Off street parking for 3-4 cars
- Stand alone garage
- Outside store
- Luggage store
- CCTV security system

Approx Gross Internal Area

3,138 Sq Ft (292 Sq M)
Including Luggage Store,
Outside Store and Garage

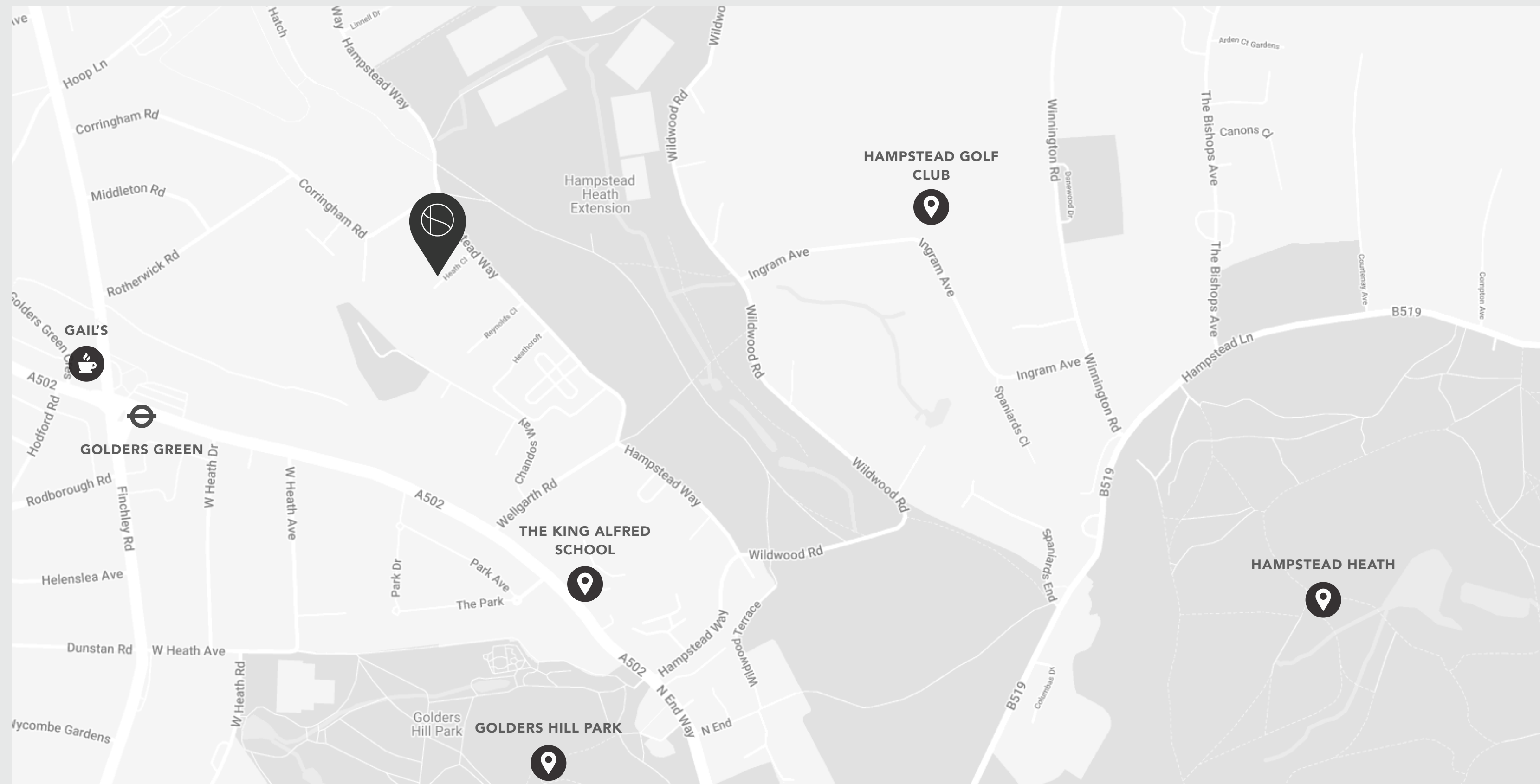
2,915 Sq Ft (271 Sq M)
Excluding Luggage Store,
Outside Store and Garage

Plan for illustration purposes only. Not to scale.



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Local Area



Terms

- **Tenure:** Freehold
- **Council Tax:** London Borough of Barnet, Band H

Energy Performance Certificate

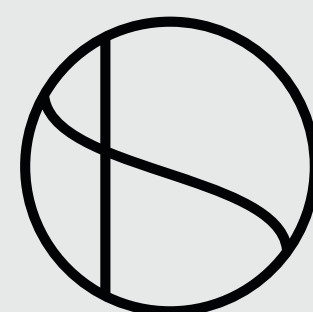
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	48 E	
21-38	F		
1-20	G		

Energy efficiency chart



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