



Heathside, Finchley Road, NW11

£425,000

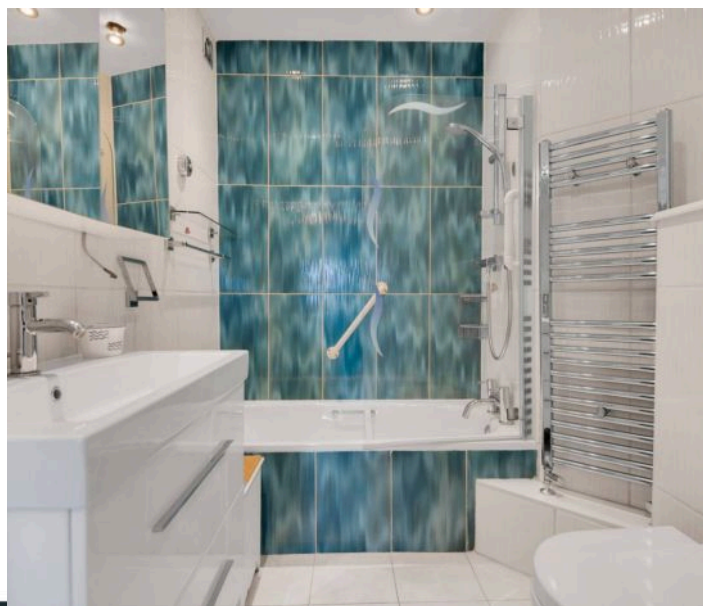
Pearl & Chance

Heathside, Finchley Road, NW11

Situated on the third floor of the sought-after Heathside Development, this bright and inviting two bedroom retirement flat offers a thoughtfully designed living space. The spacious reception room features dual-aspect windows that flood the space with natural light and opens onto a south-west facing balcony with lovely views over North London – perfect for enjoying sunny afternoons and sunsets. The well-designed kitchen provides ample storage, while the main bedroom includes fitted wardrobes for added practicality. A versatile second bedroom can serve as a guest room or study. Additional highlights include a well-appointed bathroom, a separate guest WC, a large storage cupboard, and a secure video entry system, offering added ease and peace of mind.

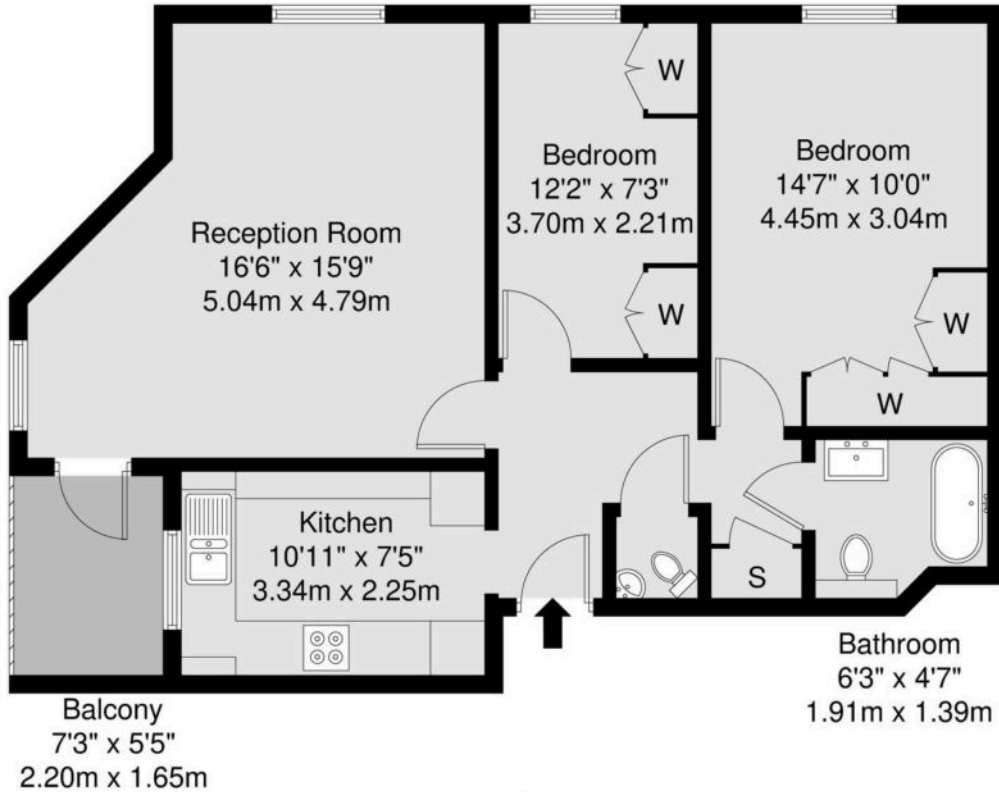
Council Tax Band: F
Tenure: Leasehold

- Retirement Flat
- Dual Aspect Windows
- South West Facing Balcony
- Lift Access
- Close to Shops
- On-Site House Manager
- 24 Hour Emergency Call System
- Newly Refurbished Residents Lounge
- Therapy Room









Third Floor

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales EU Directive 2002/91/EC

GROSS INTERNAL AREA (GIA)
The footprint of the property
63.5 sq m / 683 sq ft

TOTAL STORAGE SPACE
Storage and wardrobes total area
3.2 sq m / 34 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
3.6 sq m / 38 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Pearl & Chance

1 Hoop Lane, Golders Green - NW11 8JR

0208 059 5559

info@pearlandchance.co.uk

<http://pearlandchance.co.uk>

IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.