



Pearl & Chance

Heathside, Finchley Road, NW11  
£450,000



## Heathside, Finchley Road, NW11

A bright and carefully arranged second-floor two-bedroom apartment set within Heathside – a respected retirement development for residents aged 60 and over, located just minutes from Golders Hill Park and within easy reach of Golders Green Station.

The apartment enjoys abundant natural light and a warm, inviting atmosphere. It features wooden flooring across all rooms, adding a sense of flow and refinement. The reception room is well-proportioned and opens onto a private south-facing balcony. The kitchen is sleek and modern, fitted with handleless cabinetry, an induction hob, and integrated Miele appliances. The main bedroom includes fitted wardrobes and a calm outlook, while the second bedroom offers flexibility as a guest room or study. The shower room is smartly tiled with a frameless walk-in enclosure, and the hallway provides generous built-in storage across multiple cupboards.

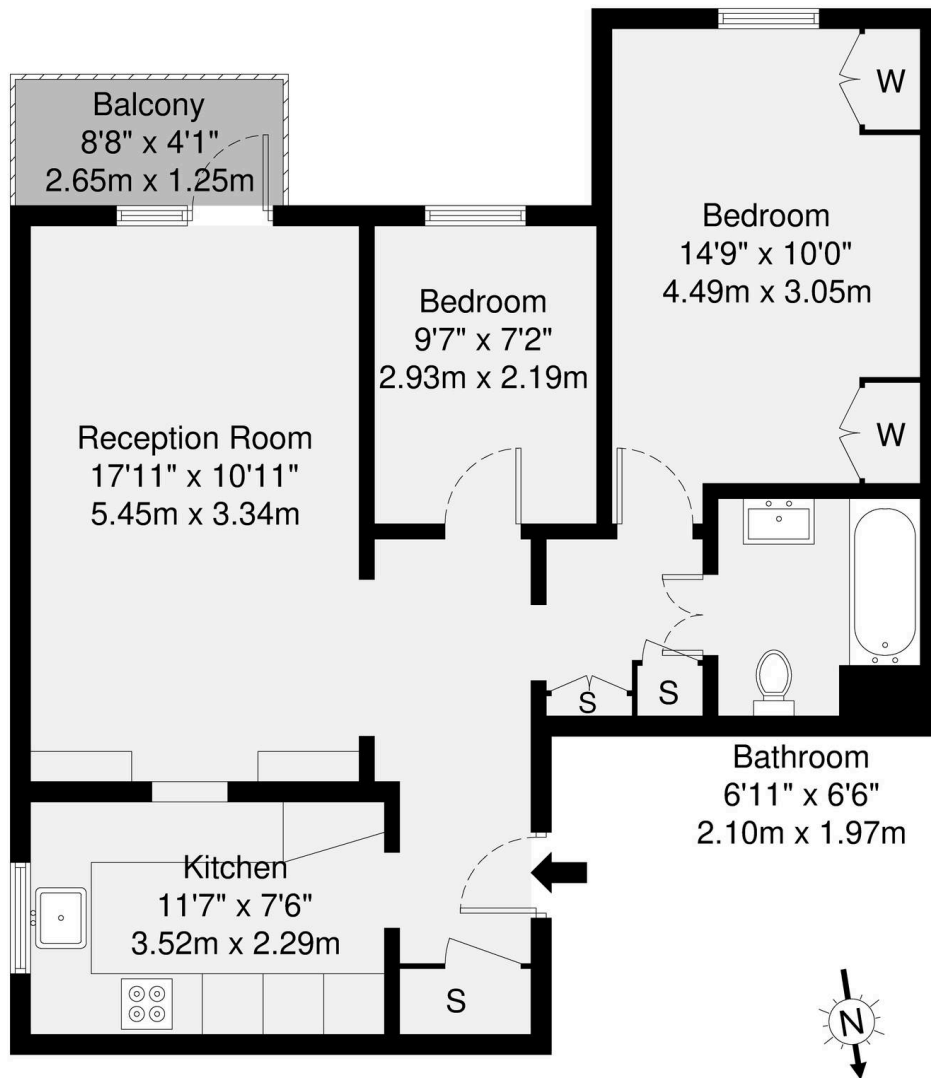
- Long Lease
- Two Bedrooms
- Modern Kitchen
- South Facing Balcony
- Close to Shops
- On-Site House Manager
- Communal Gardens












Second Floor

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>79</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
64.2 sq m / 691 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
2.3 sq m / 24 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
3.3 sq m / 35 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq 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.

Maison  
VUE





## Pearl & Chance

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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.