

LEASEHOLD



Flat - Purpose Built

HAMPSTEAD WAY, LONDON, NW11 7HL

Asking price
£895,000

FEATURES

- 3 Bedrooms
- Family Bathroom
- Guest W.C
- Separate Garage
- Dual Reception Room
- Spacious Kitchen
- Communal Gardens
- Off Street Parking



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3 Bedroom Flat - Purpose Built located in London

A recently refurbished and beautifully presented three bedroom apartment arranged over the ground floor of an impressive Neo-Georgian block built in circa 1923/24. This outstanding period property offers well proportioned rooms providing ample room for comfortable living. As you enter the property you are greeted by a generous entrance hall with herringbone flooring leading onto the dual reception room with space for dining and entertaining with French doors onto the communal areas, separate fully fitted kitchen, principal bedroom with bespoke built in storage and French doors onto the communal areas, two further bedrooms, modern family bathroom and a guest W/C. Additional benefits include a separate garage, beautiful communal gardens, on site estate manager and the option of off street parking. Situated in a popular location in Hampstead Garden Suburb adjacent to the Heath Extension and a short walk to Golders Green and Hampstead Underground Stations (Northern Line)



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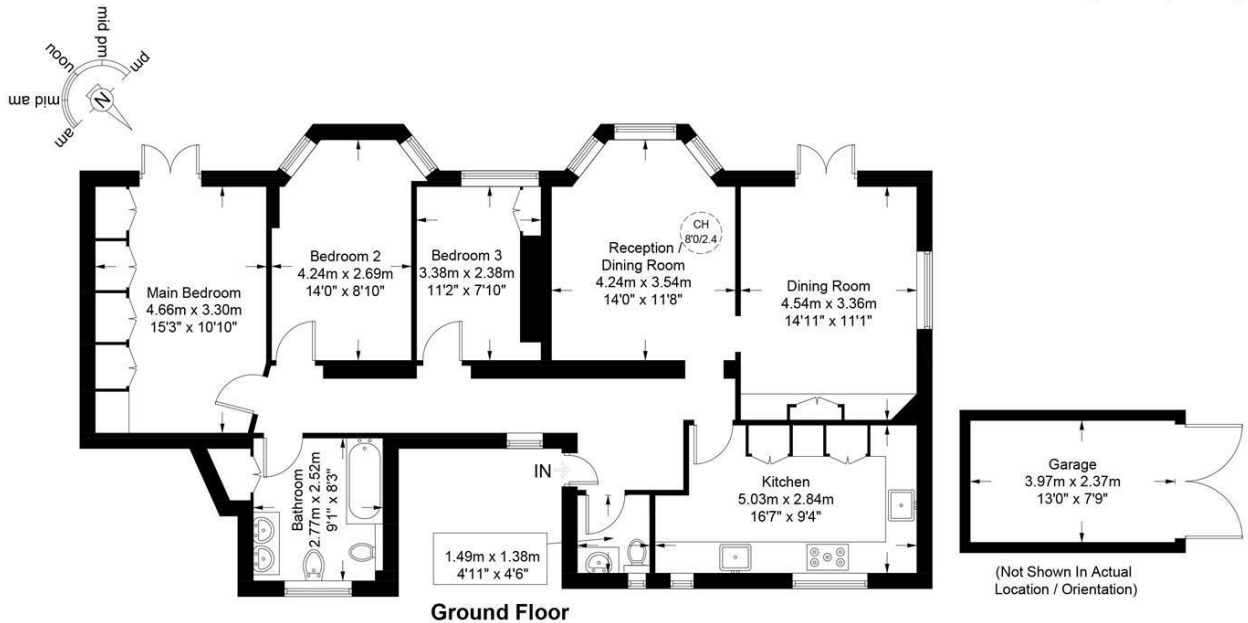
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Heathcroft, NW11

Approximate Gross Internal Area = 1233 sq ft / 114.6 sq m

Garage = 100 sq ft / 9.3 sq m



Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	80
England & Wales		
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

