



# Hampstead Way

Hampstead Garden Suburb, NW11

Asking Price £675,000

Situated in this desirable development in Hampstead Garden Suburb, a two double bedroom second floor apartment with parquet floors.

Heathcroft is a Grade II listed Neo Georgian block of 99 apartments constructed in 1923, it benefits from a communal garden and being located at the south end of Hampstead Way, directly opposite the Hampstead Heath extension.



# Hampstead Way

Hampstead Garden Suburb, NW11

- Second floor apartment
- 2 double bedrooms
- Parquet floor
- Communal gardens
- Share of freehold & a long lease
- Opposite Hampstead Heath Extension
- 0.7 miles to the Northern Line
- Chain free



**Tenure:** Share of Freehold and a lease of 982 years remaining.

**Service Charge:** £4,000 per annum plus building insurance.

**Ground Rent:** £50 per annum.

**Local Authority:** Barnet.

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

Hampstead

NW3 1QH

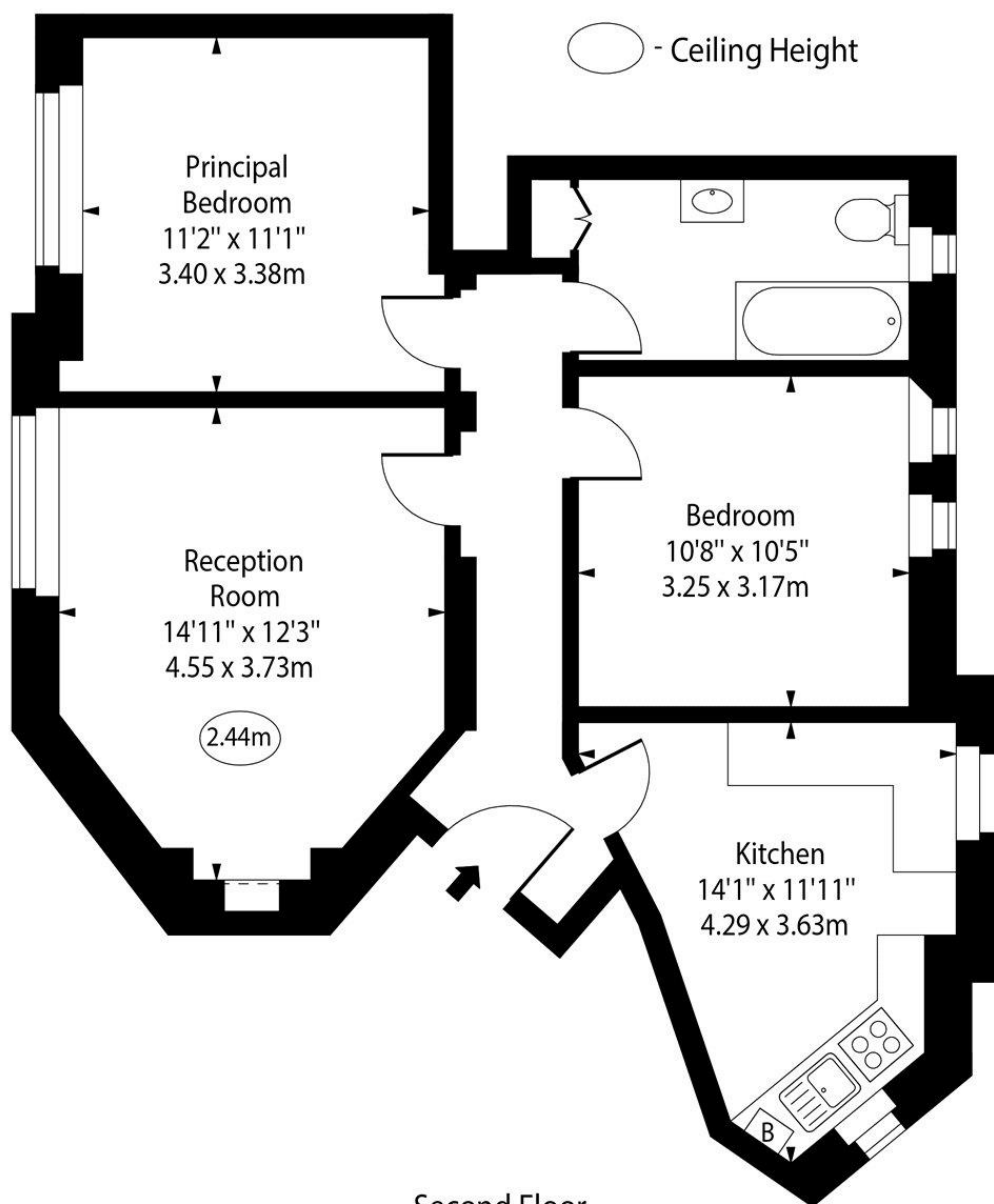
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# Heathcroft, Hampstead Way, NW11



Second Floor

Approx Gross Internal Area 684 Sq Ft - 63.54 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Prepared for Chestertons

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