



Waterlow Court, Hampstead Garden Suburb, NW11

Share of freehold

£430,000



800 finchley road, hampstead garden suburb, london, nw11 7tj

telephone 020 8458 5000 facsimile 020 8209 2068

email [sales@litchfields.com](mailto:sales@litchfields.com) web [litchfields.com](http://litchfields.com)

offices also in highgate

This charming, very bright, two-bedroom, first-floor flat offers a spacious lounge/diner, a separate kitchen with ample storage, and a well-proportioned bathroom. It is located in Waterlow Court, a unique and historically significant enclave of flats, designed in 1904 by renowned Arts and Crafts architect M.H. Baillie Scott. The flat benefits from use of beautifully maintained communal gardens, enhancing the sense of community and tranquility that defines Waterlow Court. The property is very well-placed, close to both Golders Green Underground Station and the Heath Extension. There is an exceptionally long lease (999 years from 1985). With its rich history, distinctive architectural pedigree, and peaceful garden setting, this flat offers a rare opportunity to live in one of Hampstead Garden Suburb's most characterful, well-maintained, and historically resonant buildings.

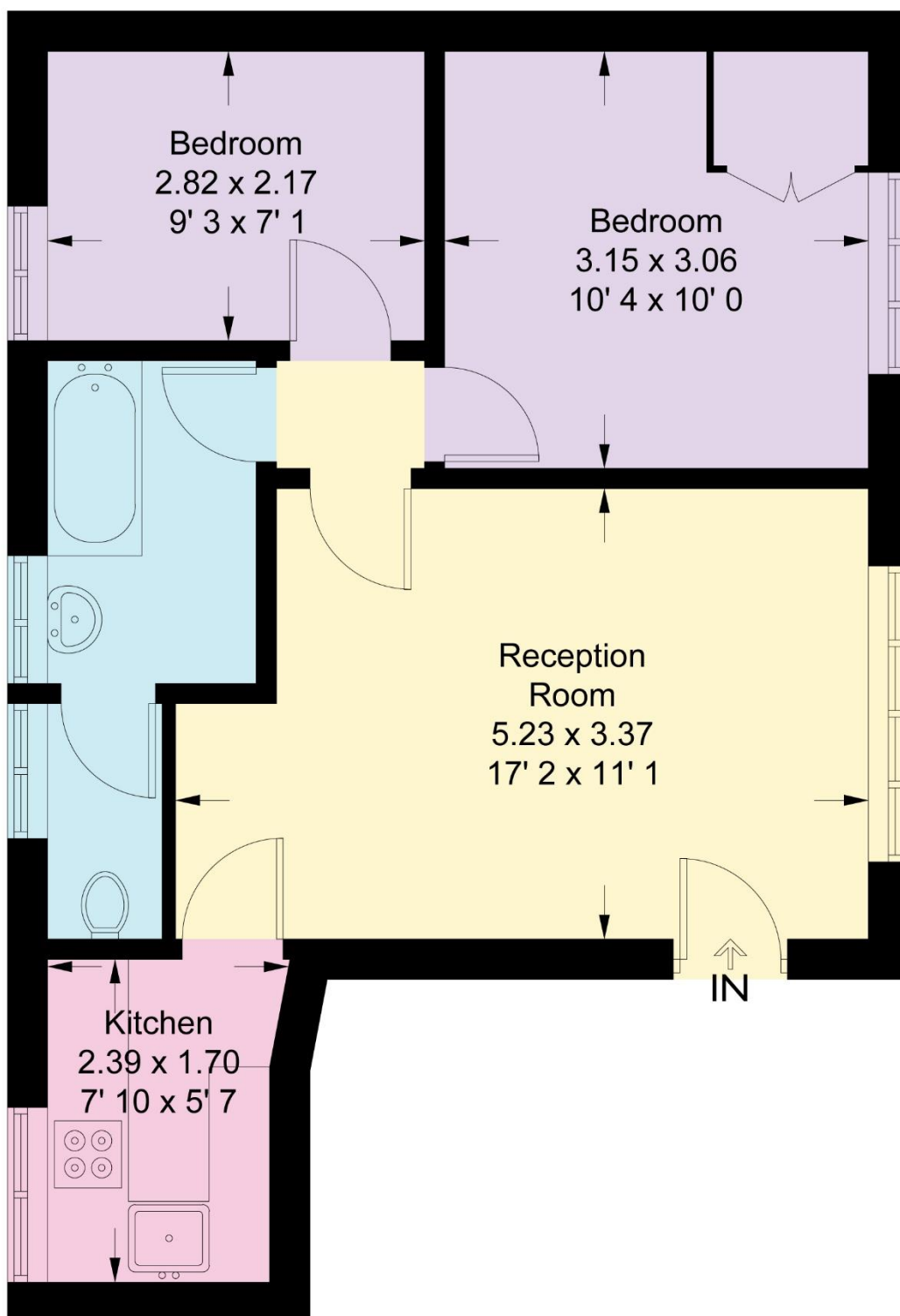
2 bedrooms | Lounge/dining room | Kitchen | Bathroom | Lovely communal gardens | EPC=TBA





# Waterlow Court

Approximate Gross Internal Area = 481 sq ft / 44.7 sq m



## First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Whilst every effort is made to ensure these details are accurate, all measurements given are approximate and for guidance only. We are unable to comment on the structure of the building or services and any investigations should be carried out by a qualified surveyor. We strongly advise you to ensure that all legal aspects are fully investigated by your solicitor prior to a purchase. We have not applied tests to any appliances or equipment and therefore cannot verify these are in good working order. We understand from the vendor that the fixtures and fittings listed are to be included in the sale price but these may be subject to negotiation.