HEATHCROFT, HAMPSTEAD WAY, NW11
£495,000 LEASEHOLD

A quietly situated 2-bedroom flat in this wonderful listed building opposite the Heath Extension

Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk

2 BEDROOMS/ EAT IN KITCHEN/ GROUND FLOOR/ DIRECT ACCESS TO SMALL PATIO AREA & COMMUNAL GARDENS/ PORTER/ CHAIN FREE/ FABULOUS LOCATION/ EPC: COUNCIL TAX BAND: E

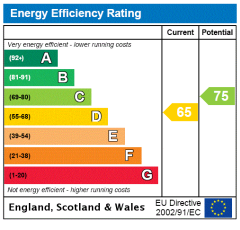
DESCRIPTION:

We are delighted to offer this bright, 2-bedroom apartment located in this most peaceful and tranquil listed developments adjacent to the Hampstead Heath extension yet only a short distance from Golders Green station.

Heathcroft is situated in Hampstead Garden Suburb on Hampstead Way. The block has the benefit of delightful communal gardens and a porter. This flat is situated on the ground floor and via large doors has access to a small patio area and communal gardens. In addition to the living room and bedroom, there is a large kitchen and a family bathroom. The flat is being sold with no upper chain.

At present, the flat is being held on a 52-year lease but we understand that this can be extended to 999 years for the sum of £105,000.

This is a lovely apartment in an enviable location. Viewing is strongly recommended.



Tenure: Leasehold- 131 years

Term: Expires - 29th September 2074

Service Charge: £3220.31 6 months

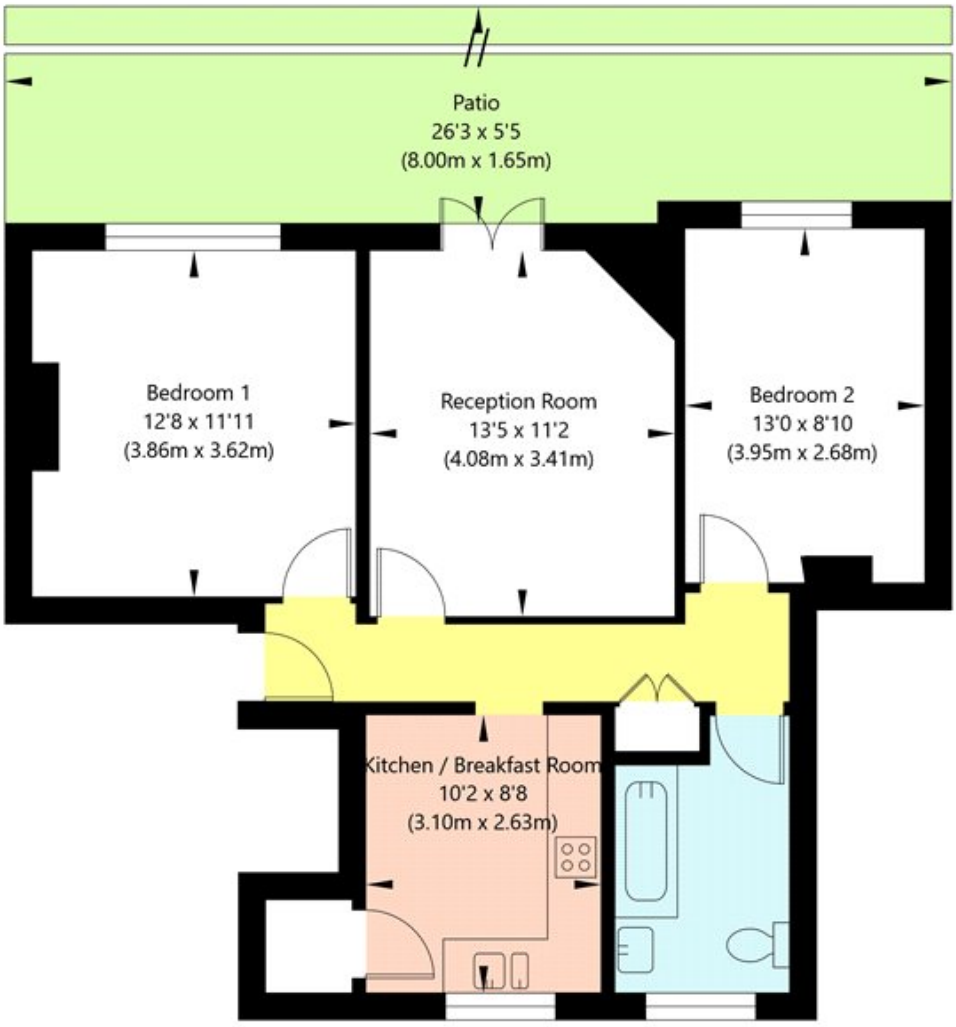
Ground Rent: £60 per annum (subject to increase)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Heathcroft, Hampstead Way NW11 7HJ

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 62.26 SQ M / 670 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 62.26 SQ M / 670 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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We do not believe the patio area is within the flat's demise