

HADLEIGH
RESIDENTIAL



HEATH STREET, **NW3**

£1,150,000 LEASEHOLD

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TWO BEDROOMS | 24'4 x 23'7 TRIPLE ASPECT RECEPTION ROOM | OPEN PLAN KITCHEN | EN-SUITE BATHROOM | SHOWER ROOM | ROOF TERRACE | VILLAGE LOCATION | LONG LEASE |

DESCRIPTION

A stunning two double bedroom, two bathroom second floor apartment with private roof terrace boasting charming roof top views set in the heart of Hampstead Village. Internally the apartment provides just under 1100 sq ft of bright and stylish accommodation with a generous 24' x 23' triple aspect reception room and open plan kitchen, two double bedrooms, shower room and en-suite bathroom. Superbly located for the many popular shops and restaurants of Hampstead Village and the open spaces of Hampstead Heath.

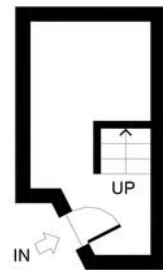


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INTERNAL AREA:
1,067 SQ_FT / 99 SQ_M

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		Directive 2002/91/EC	



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 76 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 991 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1067 SQ FT / 99 SQM

Ref: Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

