

HADLEIGH  
RESIDENTIAL



HAVERSTOCK HILL, NW3

£620,000 LEASEHOLD

# HAVERSTOCK HILL, NW3

£620,000

TWO BEDROOMS | RECEPTION ROOM | KITCHEN | BATHROOM | DOUBLE GLAZING | LIFT | IDEALLY LOCATED |

## DESCRIPTION

A bright and well presented two bedroom apartment set on the first floor of this popular 1930's purpose built block. The apartment is generously proportioned providing approximately 636sq ft and benefits from good size reception room and master bedroom, modern fitted kitchen, bathroom and second bedroom. Havercourt is ideally situated amongst the various shops, restaurants and cafes of Haverstock Hill and just across the road from Belsize Park underground station. The open spaces of both Hampstead Heath and Primrose Hill Park are also within easy reach.



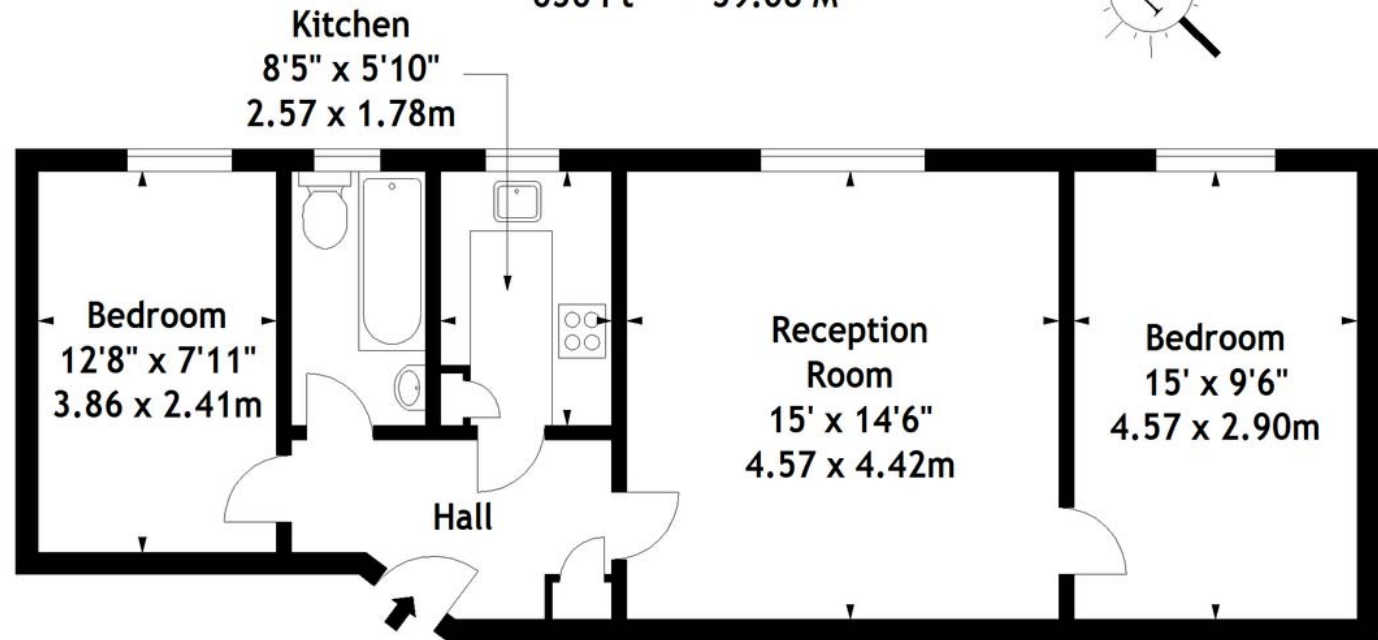
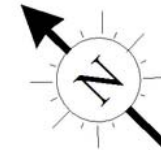
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INTERNAL AREA:  
636 SQ.FT / 59 SQ.M

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	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		Directive 2002/91/EC	

Havercourt,  
Haverstock Hill, NW3  
Approx. Gross Internal Area \*  
636 Ft<sup>2</sup> - 59.08 M<sup>2</sup>



First Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice

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