

35 Heathside NW11 7SB





A newly refurbished TWO-BEDROOM southeast-facing property on the third floor overlooking the front gardens. The property boasts a spacious lounge with elegant built in shelving and direct access to the fully fitted kitchen, bathroom with marble tiling and mirrored cabinets and balcony. Both bedrooms have fitted mirrored wardrobes and the apartment is in excellent condition.

Heathside is a well maintained development, ideally located on the corner of Finchley Road and West Heath Avenue. It is close to Golders Green tube station (Northern Line), which provides 15-minute access to Central London and includes a National Express bus terminal with links across the UK and Europe. There are numerous local bus routes, Sainsbury's and other amenity shops and restaurants, and Brent Cross Shopping Centre is nearby.

Heathside is a short walk from Hampstead Heath. It benefits from parking and landscaped communal gardens that get the morning sun. Newspapers are delivered daily to apartments, and the pharmacy delivers medication.

Accommodation:

- Lounge/dining room
- Kitchen with fitted cupboards
- Master Bedroom with fitted wardrobes & sockets
- Second Bedroom with fitted wardrobes & sockets
- Bathroom with bath with hand shower, hand wash basin with mirrored cabinet, & WC
- Guest w/c
- 24 hour wireless Care Line System
- House Manager
- Lifts x 2
- Landscaped gardens
- Communal Drawing Room, Guest Suite & Hairdressing Facilities available to residents
- Parking

Approximate Gross Internal Area: 65.3 sq m/703 sq ft

Leasehold: 142 years from 25th March 1985

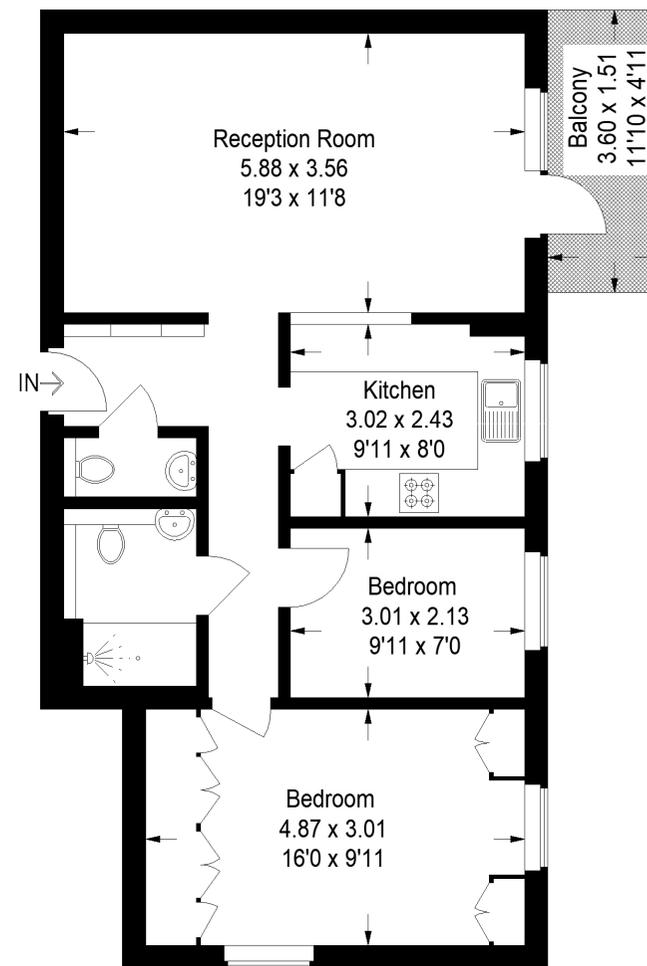
Ground rent: £200 p.a. paid in advance

Local authority: London Borough of Barnet Council (Band F)

Energy Performance Rating: C.61

Price £575,000

Approximate Gross Internal Area
65.3 sq m / 703 sq ft



Third Floor

For viewings, please contact the Portfolio Manager:

Mrs Lorraine Wash

Telephone: 020 8569 8364

Email: lorraine.wash@ospreymc.co.uk

Website: www.ospreymc.co.uk

These particulars are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of Osprey or the Vendors or Lessors and are not to be relied on as a statement or representation of fact. Intending purchasers or lessors must satisfy themselves or otherwise as to the correctness of each of the statements contained in these particulars. Osprey has not tested any of the appliances in this property.

