



Beautifully Presented Maisonette in Grade II Listed Building in a Sought-after Location in Hampstead

Heath Drive, Hampstead, NW3

Price: Offers in Excess of £1,000,000 - Share of Freehold

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Arranged over the second and third floor of this elegant, red brick Edwardian Grade II Listed building, is this bright and spacious 2 bedroom maisonette, on a well regarded and quiet tree lined road off Redington Road. The second floor of this beautiful home offers 2 double bedrooms, 2 bathrooms and a reception room with double doors to a balcony. To the top floor, a fully fitted eat-in kitchen with a second balcony affording views over the rooftops and gardens of Hampstead. Heath Drive is well located, providing easy access to Hampstead Village and excellent transport links on Finchley Road, including London Overground 0.5 miles and Finchley Road underground 1 mile (Jubilee & Metropolitan).

- Grade II Listed Building
 - Reception room with balcony
 - Fully fitted eat-in kitchen with balcony
 - Principal bedroom with en suite bathroom
 - Second double bedroom
 - Bathroom
 - Excellent storage
 - Mains water/sewerage/electric/gas
 - Gas central heating
-
- *Camden Council Tax Band: F £2,904.16 PA*
 - *EPC Rating: 59/D*
 - *Approx Gross Internal Area: 1,042 sq ft*
 - *Tenure: Share of Freehold*
 - *Service Charge: Approx £1,750 PA*
 - *Ground Rent: N/A*



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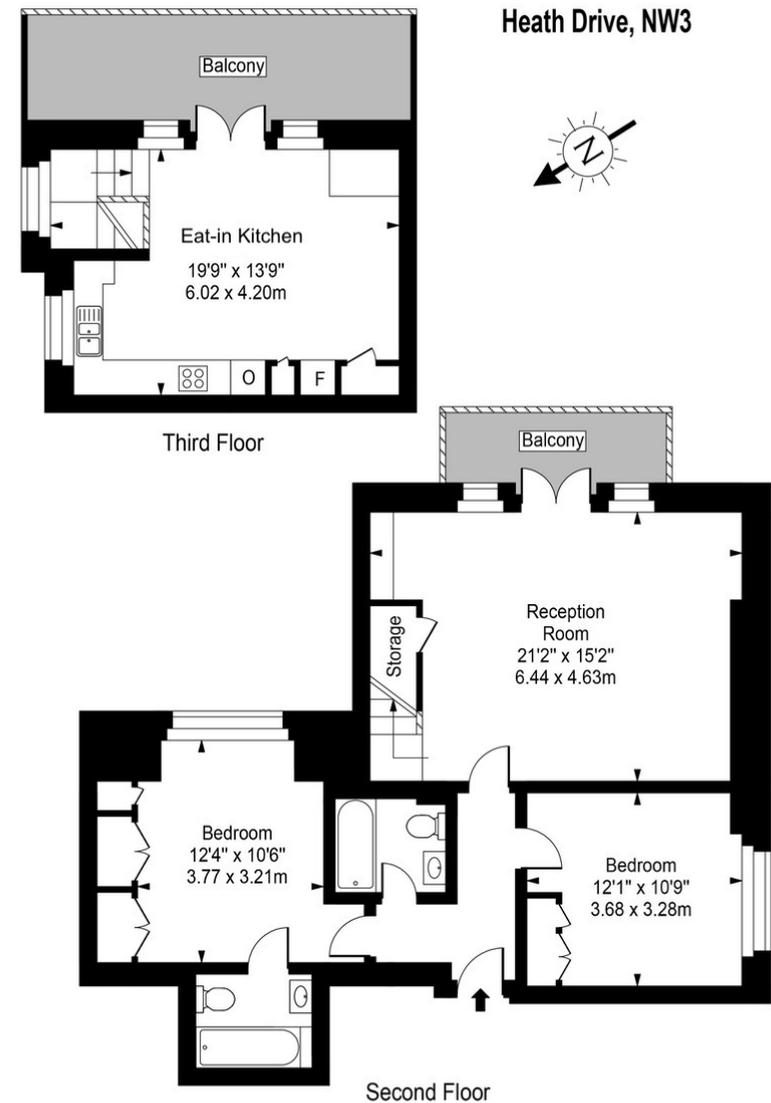
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Approx Gross Internal Area: **1,042 Sq Ft / 96.81 Sq M**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Please note that these area measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor, and their accuracy cannot be guaranteed as the information has not been verified. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order as they have not been tested.



Approx Gross Internal Area **1042 Sq Ft - 96.81 Sq M**

For Illustration Purposes Only - Not To Scale
Floor plan by www.creativeplanetlk.com