



Second Floor
Heathcroft, NW11

Total Gross Area: 725 ft² ... 67.3 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



Heathcroft, Hampstead Way, Hampstead Garden Suburb, NW11
Guide Price : £650,000

Welcome to this exceptional two-bedroom upper-floor apartment, boasting 725 square feet of living space, situated in the heart of Hampstead Garden Suburb, adjacent to the stunning Hampstead Heath Extension. This apartment offers a generously proportioned lounge and a recently updated kitchen with modern appliances, creating an inviting and comfortable living area. With two spacious double bedrooms and a contemporary bathroom, this property effortlessly blends comfort and style.

Located within Heathcroft, a remarkable Grade II listed purpose-built block constructed in 1923-24 by the renowned architect J.B.F. Cowper, this building adds historical significance and architectural elegance to the property's charm. One of its outstanding features is its picturesque location overlooking The Heath Extension, affording residents panoramic views of lush greenery and natural beauty, ensuring a tranquil and serene living environment.

In summary, this Hampstead Garden Suburb apartment seamlessly combines modern convenience, historical prestige, and breathtaking views, making it the ideal home for those seeking a stylish and peaceful living experience. Garage available by separate negotiation.

- Council Tax: E
- Lease Length Remaining: 986 years
- Service Charge: £5,000PA



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Tenure Leasehold



725 sq ft



2 Bedroom



1 Bathroom



Allocated parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	54 E	
21-38	F		
1-20	G		



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