



# Flat 36, Heathside

Heathside, NW11 7SB



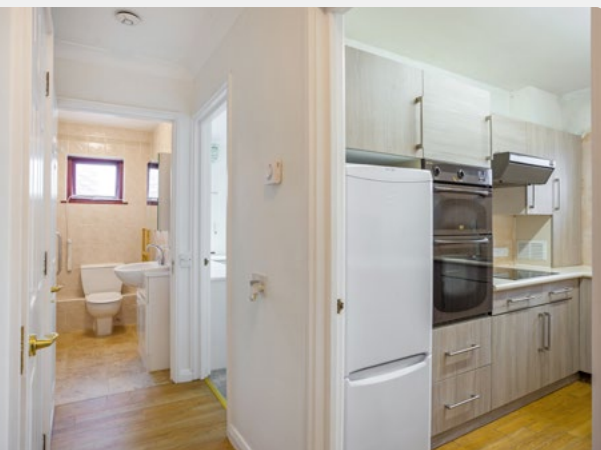
**Flat 36** is a charming one-bedroom flat with the potential for a new owner to create a stunning abode. The large living room has a bay window offering plenty of light and faces over the rear garden at Heathside, making it quiet and peaceful.

**Heathside** Heathside is a luxurious well-maintained development, ideally located on the corner of Finchley Road and West Heath Avenue and a short walk to Golders Hill Park and Hampstead Heath. It is close to Golders Green tube station (Northern Line), which provides 15 minute access to Central London. The adjacent bus terminal serves numerous local bus routes and the National Express bus service provides links across the UK and Europe. There is a variety of shops and restaurants within walking distance and Brent Cross Shopping Centre is nearby.

Heathside benefits from parking and landscaped communal gardens that get the sun in the morning.

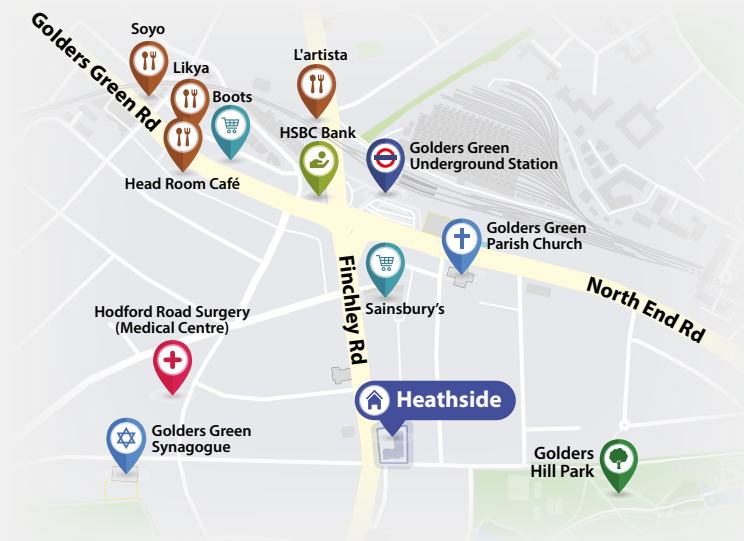
**Accommodation:**

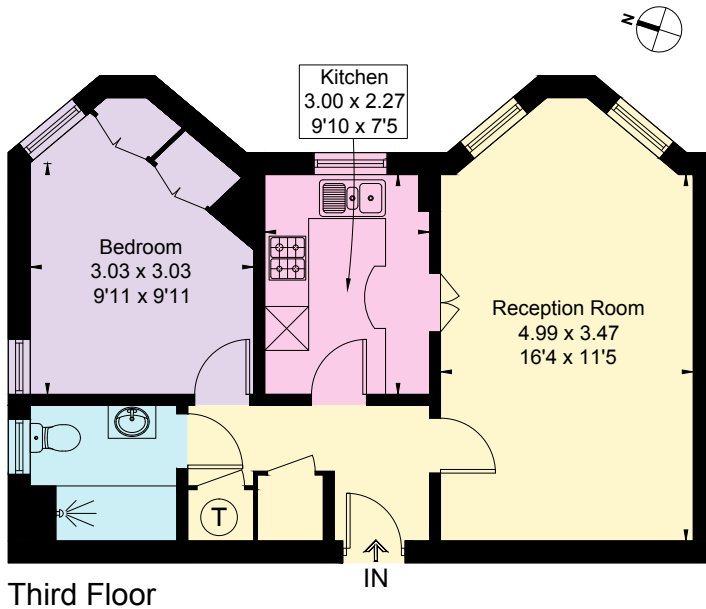
- Spacious lounge
- Good size kitchen with washing machine, freestanding fridge/freezer and space for double oven
- Bedroom with built in storage cupboards
- Bathroom with walk in shower, wall mounted mirrored cabinet, modern wash basin, WC and heated towel rail
- Walk in storage cupboards in hallway
- Hot water cylinder and airing cupboard
- Entry phone system



### Heathside has:

- ✓ Luxurious guest suite
- ✓ Hairdressing salon
- ✓ Modern fully fitted communal kitchen for entertaining
- ✓ Relaxing and comfortable communal lounge
- ✓ Landscaped front and rear gardens
- ✓ Ample on-site parking
- ✓ 2 Lifts
- ✓ House Manager
- ✓ Caretaker/Handyman
- ✓ 24 hour emergency call system.





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Approximate gross internal area: **47.8 sqm (514 sq ft)**

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Leasehold: **99 years from 1985**

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Ground rent: **£60 per annum**

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Local Authority: **London Borough of Barnet (Band F)**

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Energy Performance Rating: **C**

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## To arrange a site visit, please contact

**Karen Forbes** on **0208 458 8700** or [heathside@ospreymc.co.uk](mailto:heathside@ospreymc.co.uk) / Website: [www.ospreymc.co.uk](http://www.ospreymc.co.uk)

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