



# Hampstead Way | London | NW11

Asking price £675,000 | Share of Freehold

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**ADN**  
RESIDENTIAL

A beautifully presented two double bedroom apartment arranged over the ground floor of an impressive Neo-Georgian block built in circa 1923/24. This outstanding period property offers well proportioned rooms providing ample room for comfortable living. As you enter the property you are greeted by a generous entrance hall with herringbone flooring leading onto the reception room with French doors onto the communal patio area that can only be accessed through the property, separate fully fitted eat in kitchen, principal bedroom with built in storage, second bedroom, modern family bathroom and a guest W/C. Additional benefits include beautiful communal gardens, on site estate manager, additional storage room and the option of off street parking. Situated in a popular location in Hampstead Garden Suburb adjacent to the Heath Extension and a short walk to Golders Green and Hampstead Underground Stations (Northern Line)

- Two Bedrooms
- Reception Room
- Eat In Kitchen
- Family Bathroom
- Guest W/C
- Communal Patio Area
- Vast Communal Gardens
- Off Street Parking Available

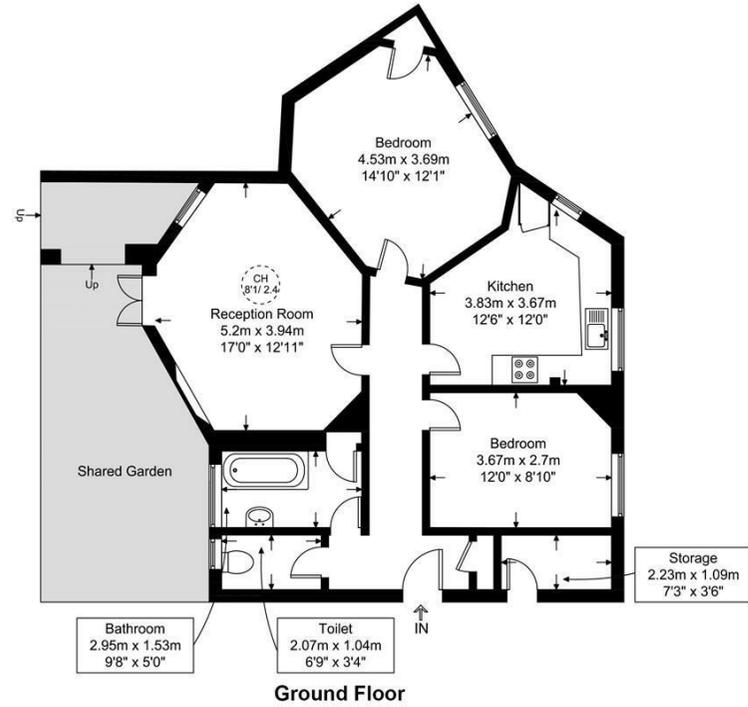
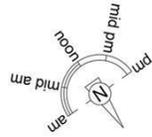
Council Tax Band: E  
EPC: C







Heathcroft, Hampstead Way, NW11 Approximate Gross Internal Area = 829 sq ft / 77.04 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	74
EU Directive 2002/91/EC			