

Heath Cut Lodge, North End Way

London, NW3

WAYNE & SILVER

The Property



A truly spacious and well-appointed three bedroom, three bathroom apartment extending to approximately 1,087 sq ft (101 sq m), ideally positioned on the sought-after lower slopes of Hampstead, directly opposite the picturesque Golders Hill Park.

Set within a modern, purpose-built development, the apartment benefits from its own private ground floor entrance leading to well-proportioned accommodation throughout. The layout includes two generous en-suite bedrooms, a further double bedroom, and a separate fully fitted kitchen.

The heart of the home is the impressive 21-foot, south-facing reception room, which opens onto a private balcony enjoying attractive views over the park, creating a bright and inviting living space.

Additional benefits include a demised parking space within a secure, gated private car park.

Heath Cut Lodge is conveniently located within a short walk of Golders Green Underground station (Northern Line), as well as the shops, cafés and amenities of Hampstead and Golders Green, and the open green spaces of Hampstead Heath.

Offered chain free (Photos digitally staged)

Key Features

- 3 bedrooms, 3 bathrooms
- Private entrance
- Balcony
- 1087 sq ft / 101 sq m
- Secure gated parking
- Views of Golders Hill park
- Chain free
- Share of Freehold





Location







North End Way

£1,000,000

BEDROOMS	BATHROOMS
3	3

INTERNAL	1087.00 sq ft
----------	---------------

EPC	C
-----	---

LOCAL COUNCIL	TAX BAND
Camden	H

TENURE	Share of Freehold
--------	-------------------

Floorplan & EPC

£1,000,000

IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**WAYNE
& SILVER**

Heath Cut Lodge, North End Way, NW3

Approximate Gross Internal Area
1087 sq ft / 101.0 sq m



Illustration for identification purposes only.
Measurements are approximate, not to scale. (ID932022)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

WAYNE & SILVER

41 Heath Street
Hampstead
London
NW3 6UA

wayne-silver.com

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

Important Notice: Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.