



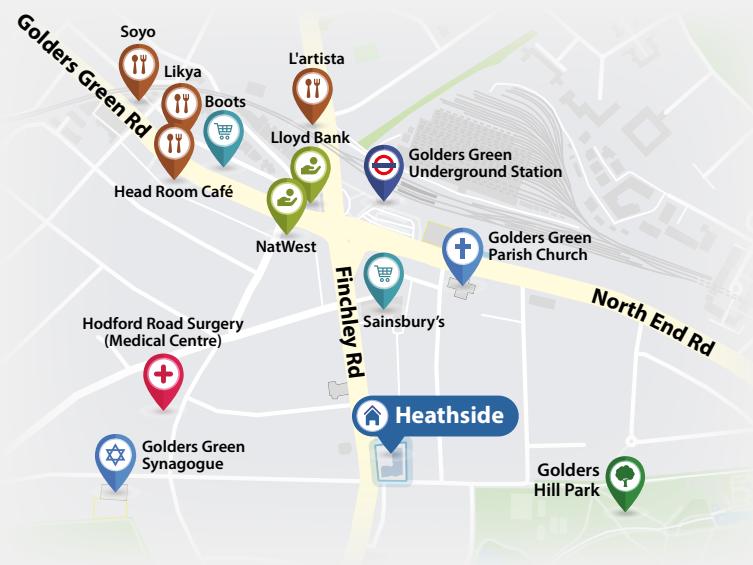
Flat 38, Heathside

Heathside, NW11 7SB



Flat 38, Heathside is an easily accessible, one-bedroom retirement apartment with tasteful neutral décor throughout on the third floor of this impressive building and is move-in ready.

The open kitchen is bright and fully equipped. The spacious bedroom has a south-facing window with a beautiful view and plenty of built-in storage. There is gas central heating, double-glazing and an abundance of storage throughout. The bathroom is very modern and complete with walk in shower. The airy lounge is the *pièce de résistance*, with a good-sized south-facing window overlooking Dunstan Road which leads to Golders Hill Park. It is safe to say that you will truly feel at home straight away.





There are plenty of local amenities, including a Sainsbury's, nearby. The JW3 community centre is a walk or short bus ride away, with planned activities daily. Heathside is also only a short walk away from Golders Green and Hampstead Heath. Local transport services are excellent with 24hrs bus and Underground services. The Underground station and the bus stops are close enough to see, with visits to central London only 15 minutes away!

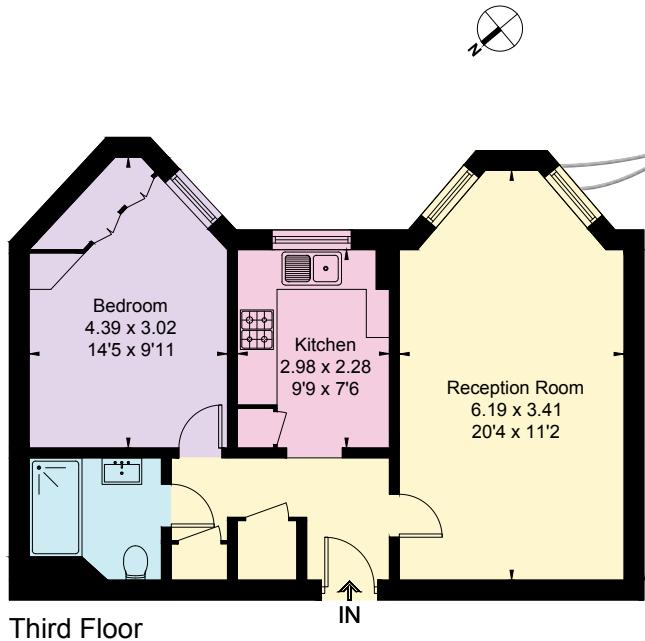
Accommodation:

- Spacious open plan lounge and dining area
- Kitchen with fitted cupboards, electric hob and oven by John Lewis, Bosch washing machine and a Bosch built-in fridge/freezer.
- Bedroom with fitted wardrobes & sockets
- Bathroom with walk-in shower, vanity unit, WC and heated towel rail
- Airing cupboard

Heathside has:

- ✓ On-site House Manager
- ✓ On-site caretaker and handyman
- ✓ Ample on-site parking
- ✓ 24-hour emergency call system
- ✓ Residents' lounge, guest suite and therapy room
- ✓ Attractive communal gardens and terraces





Offers over
£255,000

Approximate gross internal area: **49.6 sqm / 534 sq ft**

Leasehold: **99 years from 25 March 1985**

Ground rent: **£60 pa fixed for the term**

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

Energy Performance Rating: **C**

To arrange a site visit, please contact

Karen Forbes on 0208 458 8700 or heathside@ospreymc.co.uk / Website: www.ospreymc.co.uk

These particulars are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of Osprey or the Vendors or Lessors and are not to be relied on as a statement or representation of fact. Intending purchasers or lessors must satisfy themselves or otherwise as to the correctness of each of the statements contained in these particulars. Osprey has not tested any of the appliances in this property.