



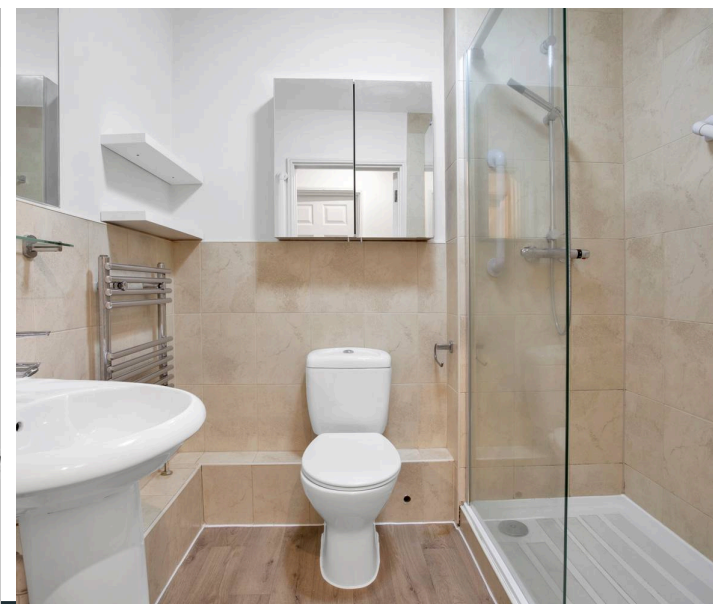
Pearl & Chance

Heathside, Finchley Road, NW11
£400,000

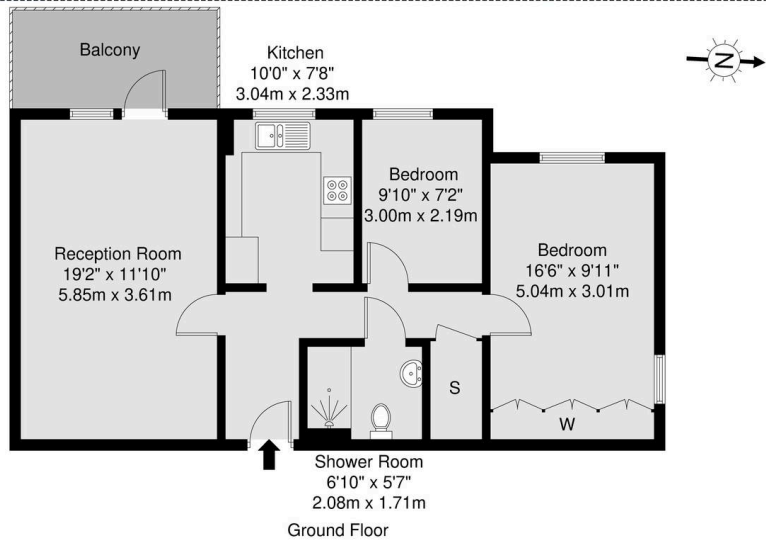
Heathside, Finchley Road, NW11

A bright and charming ground-floor, two bedroom retirement flat in the highly sought-after Heathside development. The property features a spacious reception room that opens onto a suntrap west-facing balcony, offering lovely views of the mature front garden. Inside, you'll find a good-sized kitchen with ample storage space and a generous main bedroom complete with fitted wardrobes and dual-aspect windows. The second bedroom is perfect for guests or can be used as a study. The well-proportioned bathroom boasts an easy-access walk-in shower. Additionally, the flat offers a large storage cupboard and a secure video entry system for added convenience.

- Retirement Flat
- Long Lease
- West Facing Balcony
- Close to Shops
- On-Site House Manager
- 24 Hour Emergency Call System
- Newly Refurbished Residents Lounge
- Therapy Room
- Communal Garden







GROSS INTERNAL AREA (GIA)
The footprint of the property
65.3 sq m / 702 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
3.2 sq m / 34 sq ft


EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
6.7 sq m / 72 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 



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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.