



## Freehold investment opportunity

**Heath Drive, Hampstead, London, NW3**

£2,500,000 Freehold

savills



Grade II listed building • Private balcony • Sought-after Hampstead location • Flexible accommodation • Near to Hampstead Village & the Finchley Road

### About this property

Freehold to entire house comprising a garden, large garage and off-street parking for two cars. This grand house has two separate dwellings, a flat and a studio flat.

Arranged over the second and third floor of this grade II listed red brick building, this well presented maisonette offers flexible living accommodation and benefits from lots of light and a private balcony offering amazing views. On the second floor there is an entrance hall leading onto a kitchen, a reception room that could potentially be used as a third double bedroom, a double bedroom fitted with wardrobe space and a bathroom. There is also a master bedroom suite.

The third floor features a reception room complete with beams and double doors leading onto a private balcony allowing for the room to be filled with an abundance of natural light throughout. Furthermore this property includes a studio flat on the first floor which includes an open-plan reception/kitchen, a bedroom and a bathroom.

### Local Information

Heath Drive is a sought after residential turning off Redington Road and it is conveniently situated for access to the amenities of both Hampstead Village and the Finchley Road. For transport Hampstead Underground Station (Northern Line) and Finchley Road and Frognal Overground are both approximately 1.1 km away.

### Tenure

Freehold

### Local Authority

London Borough Of Camden, London

### Energy Performance

EPC Rating = Exempt

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.  
Telephone: +44 (0) 20 7472 5000.









Heath Drive, Hampstead, London, NW3  
Gross Internal Area 2480 sq ft, 230.4 m<sup>2</sup>



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## Heath Drive, NW3

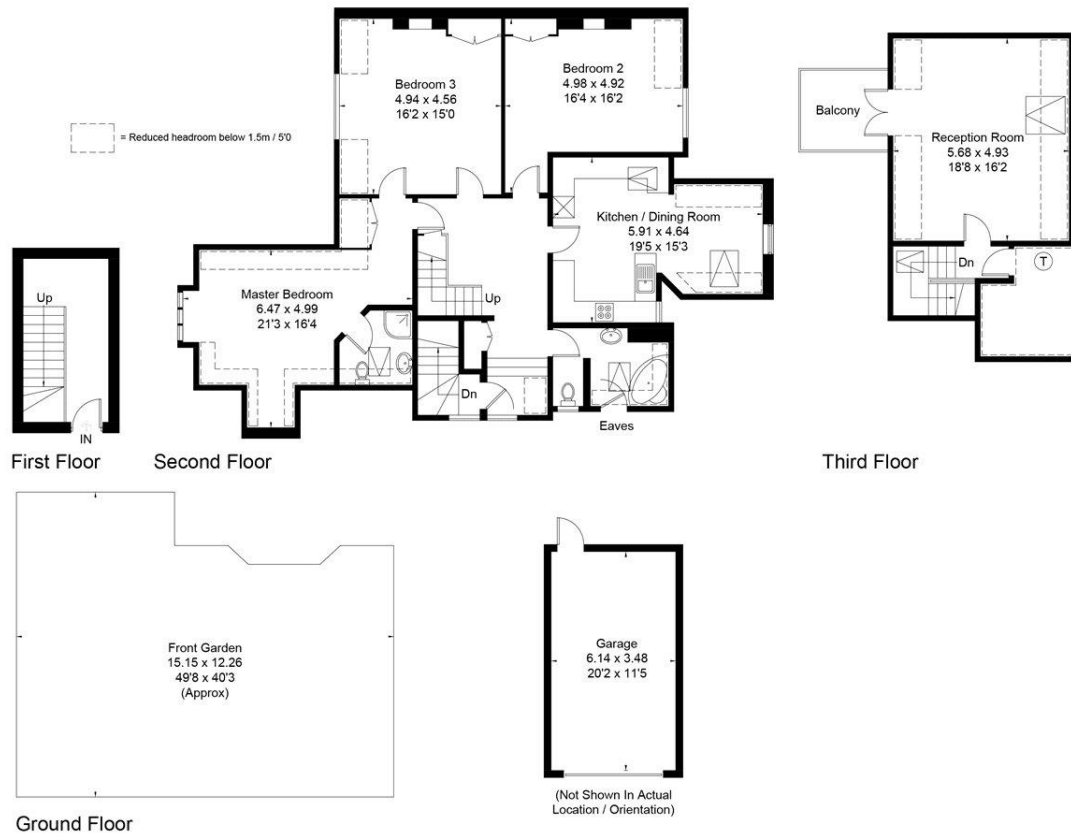
Gross Internal Area (approx) = 180.7 sq m / 1945 sq ft

Garage = 21.5 sq m / 231 sq ft

**Total = 202.2 sq m / 2176 sq ft**

For identification only. Not to scale.

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