



Flat 3

37 Heathfield Park, London

Exceptional one-bed with 3m ceilings, private balcony, built-in storage, and natural light. Set on a quiet road near Willesden Green station. Share of freehold. Vacant possession.

Council Tax band: D

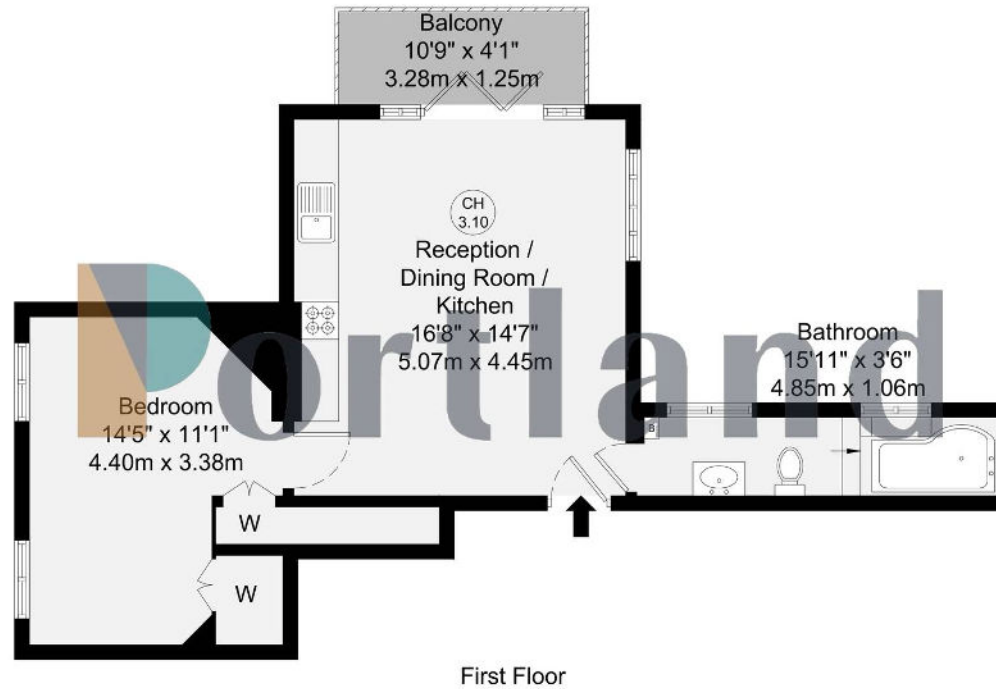
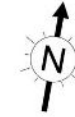
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- First floor one bedroom apartment with over three meter high ceilings
- Private balcony perfect for relaxed summer evenings
- Gorgeous condition with an abundance of original features
- Open plan kitchen living area
- Large double bedroom with built in storage
- Long Leasehold of 189 years
- Quiet residential road in the heart of NW2
- Short walk to Jubilee Line
- Vacant possession
- Excellent first time buy or as a pied-à-terre





GROSS INTERNAL AREA (GIA)
The footprint of the property
44.4 sq m / 477 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.6 sq m / 27 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
4.1 sq m / 44 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.



Portland Estate Agents

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Important Notice: These particulars are provided in good faith for guidance only and do not form part of any offer or contract. Services, appliances and fittings have not been tested. All measurements, plans and distances are approximate.

