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# Heathfield Park, Willesden Green, NW2

Asking Price £450,000



Bringing to a the market this two-bedroom maisonette positioned on the sought-after Heathfield Park, this beautifully presented apartment combines elegant period charm with bright, contemporary living.

Set within an attractive period conversion, the property boasts an abundance of natural light and character, featuring ample storage throughout. The accommodation comprises a spacious reception room, a modern fitted kitchen, two well-proportioned bedrooms, an additional single bedroom/study and a stylish family bathroom.

Heathfield Park is a quiet, tree-lined residential street ideally positioned within easy reach of the vibrant cafés, restaurants, shops and amenities of Willesden Green, with the green open spaces of Brondesbury Park also nearby.

Excellent transport links are provided by Willesden Green Underground Station (Jubilee Line), offering swift access into Central London, making this an ideal home for first-time buyers, professionals and investors alike.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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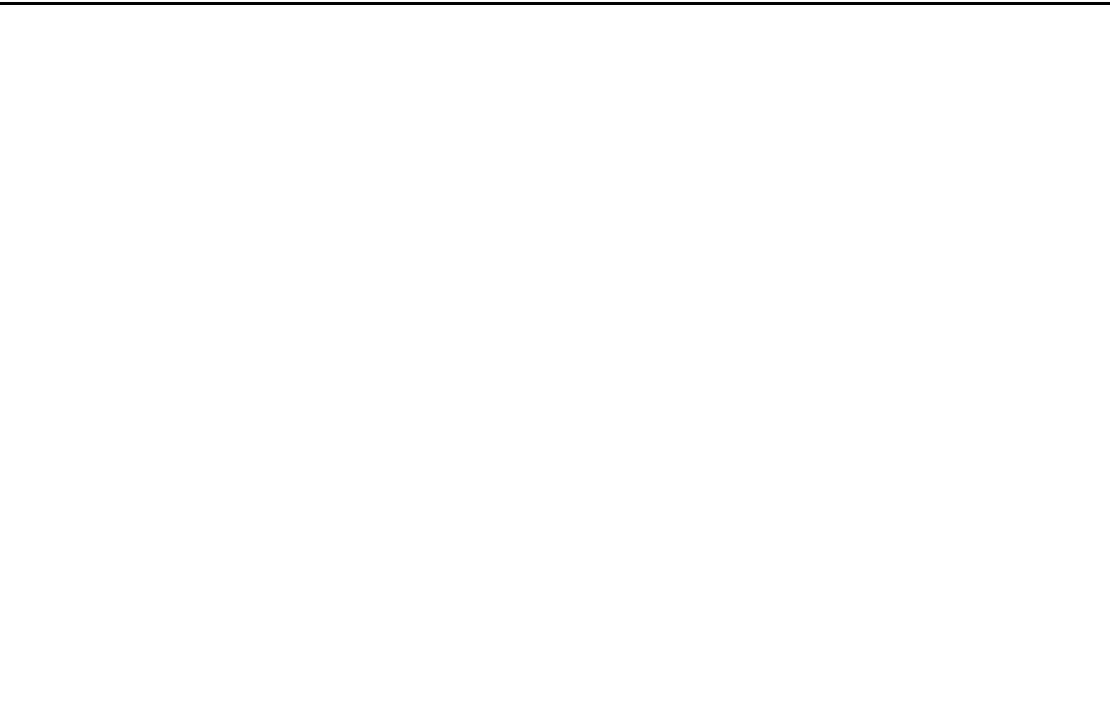


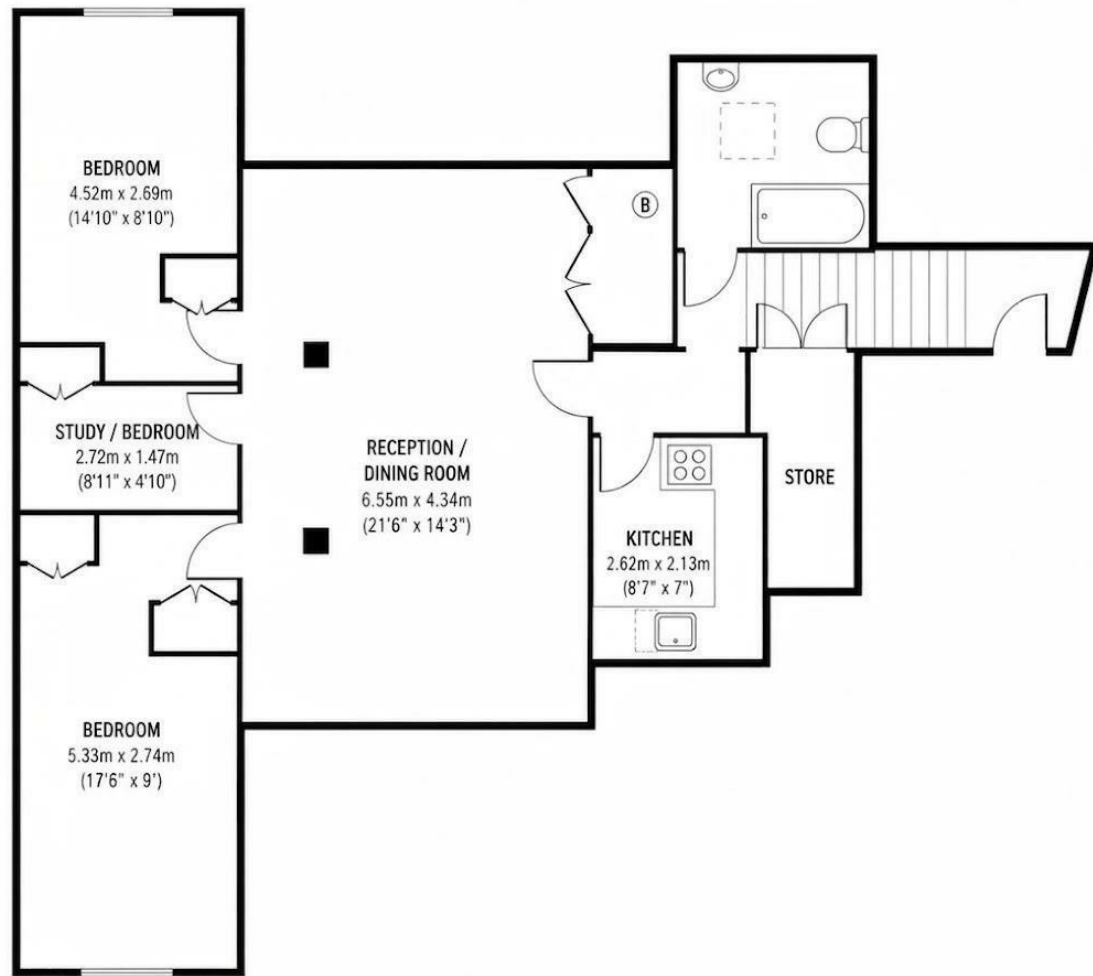
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## KEY FEATURES

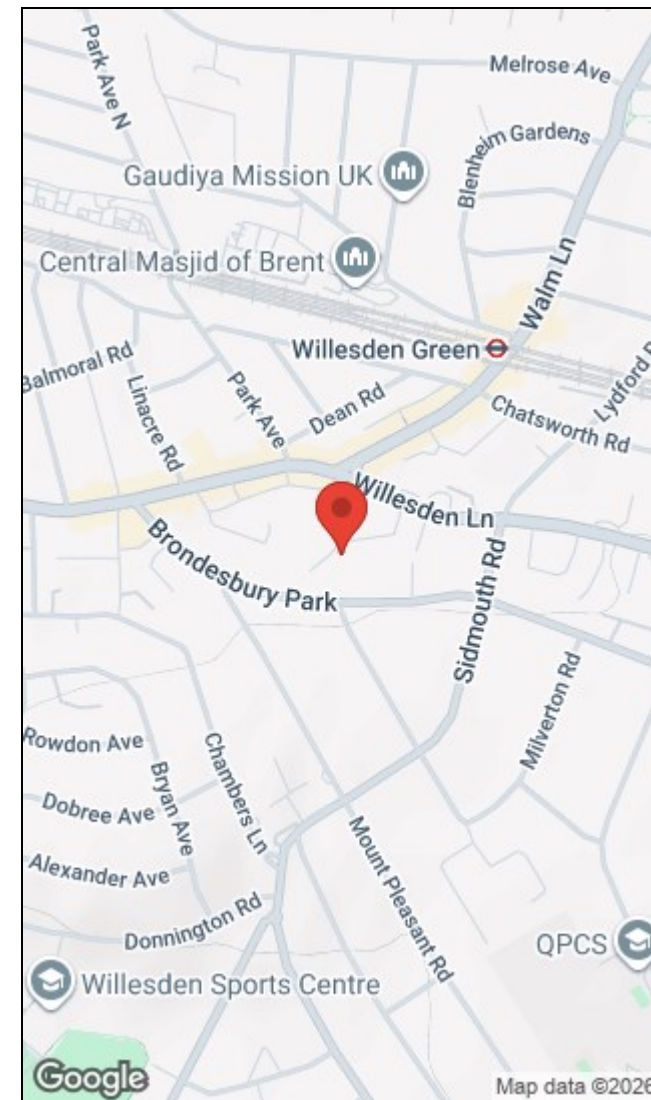
- Two Bedroom Top Floor Maisonette
  - Additional study/single bedroom
  - Short walk to Jubilee Line
- Excellent first time buy or as a pied-à-terre
- Quiet residential road in the heart of NW2
  - Over 915 sq.ft of internal living space
  - Sold with a long lease attached
  - Chain-free
- Gorgeous condition with an abundance of light







TOTAL AREA (APPROX.): 85.01 SQ M (915 SQ. FT)



| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (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                             |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|-----------------------------------------------------------------|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92 plus)                                                       | A |         |           |
| (81-91)                                                         | B |         |           |
| (69-80)                                                         | C |         |           |
| (55-68)                                                         | D |         |           |
| (39-54)                                                         | E |         |           |
| (21-38)                                                         | F |         |           |
| (1-20)                                                          | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC                                         |   |         |           |
| England & Wales                                                 |   |         |           |

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