



## 2 bed apartment to buy in NW11

Heath Close, Barnet, London, LDN, NW11 7DT

**£350,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Gated Development
- ✓ Landscaped Communal Gardens
- ✓ Chain Free
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

A charming and exceptionally bright two-bedroom flat offering a spacious lounge/diner, a well appointed separate kitchen with generous storage, and a modern bathroom. Set within Waterlow Court, a gated development of remarkable historical significance, the property forms part of an architecturally important enclave designed in 1904 by renowned Arts and Crafts architect M.H. Baillie Scott. The result is a home rich in character, heritage, and timeless appeal.

Residents enjoy beautifully maintained communal gardens, enhancing the sense of tranquillity and the strong community spirit that defines Waterlow Court. The location is equally impressive, positioned within easy reach of Golders Green Underground Station and the Heath Extension, providing an ideal blend of convenience, greenery, and peaceful living.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 959

Annual Ground Rent Amount: £50.00

Annual Service Charge Amount: £4,441.00

Price: Starting Bid £350,000

Property Type: Apartment

Parking: On Street

Year built: 1909

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

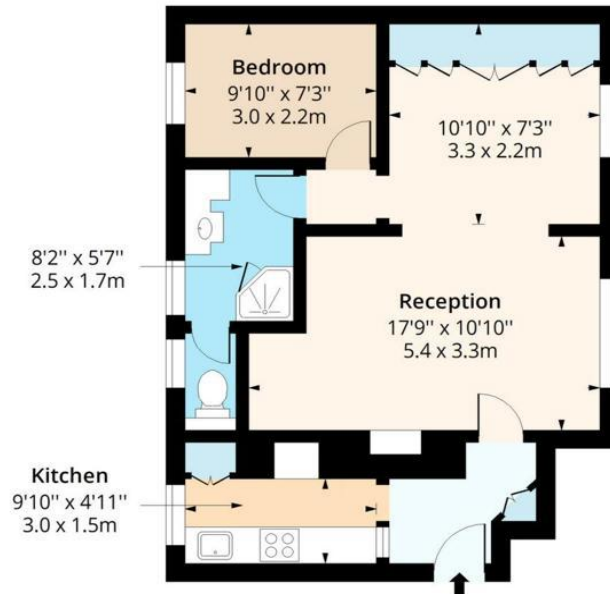
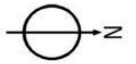
Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

# Heath Close, NW11

Approx. Gross Internal Area 594 Sq Ft - 55.18 Sq M



## First Floor

Floor Area 594 Sq Ft - 55.18 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 26/1/2026

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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