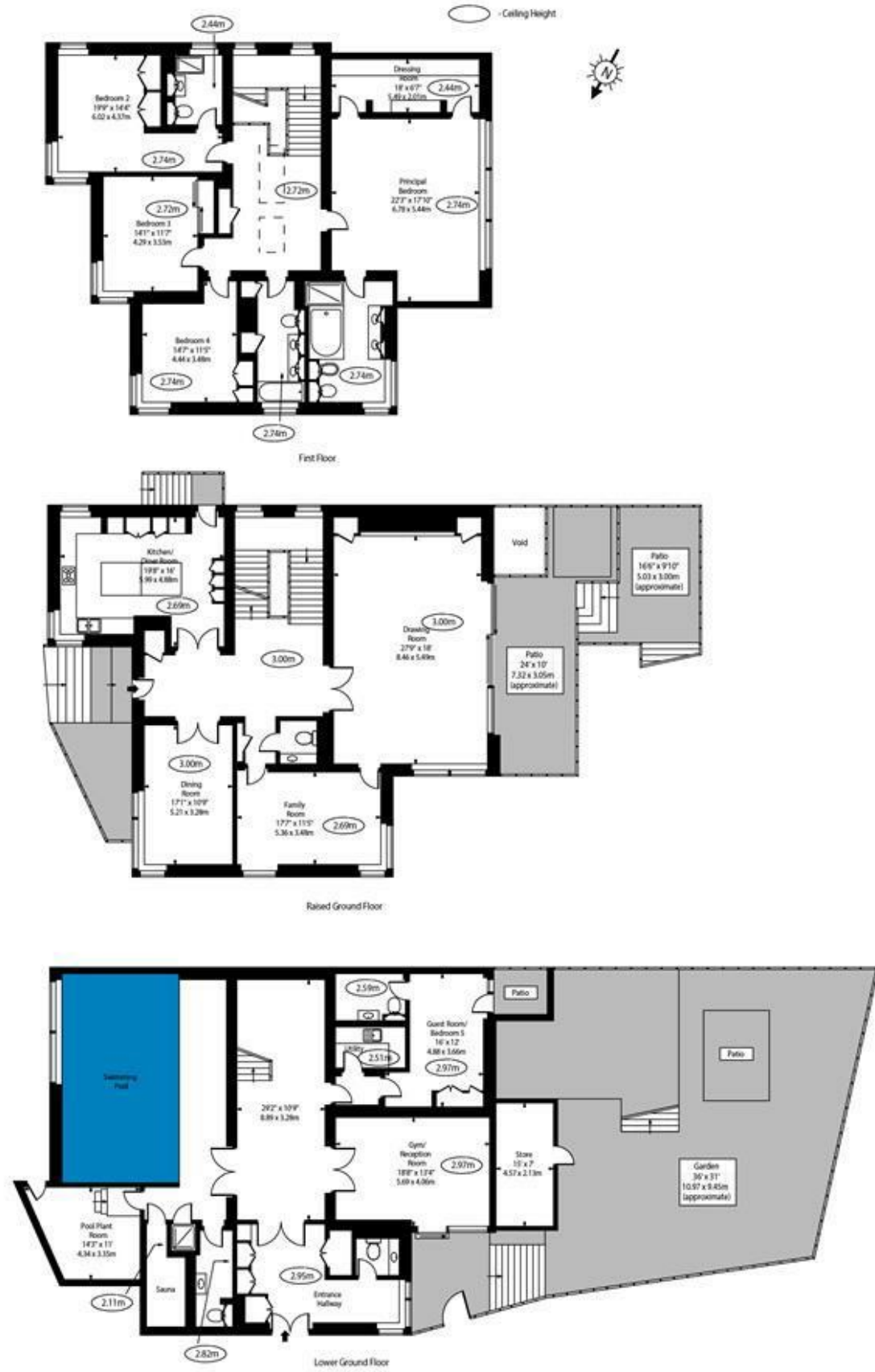


West Heath Road, NW3 7UJ



Approx Gross Internal Area 5597 Sq Ft - 519.98 Sq M  
(Excluding Store)

Approx Floor Area Including Store 5796 Sq Ft - 538.46 Sq M

For Illustration Purposes Only - Not To Scale. Floor Plan by www.apixandplains.com. Ref: No.45783  
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## West Heath Road, NW3

A five double bedroom, four bathroom house forming part of this secure and exclusive gated development.

This house benefits from excellent entertainment space with a double reception room, dining room, family room and modern eat-in kitchen plus a study, utility room, guest wc, private terrace and west facing garden.

There is also the advantage of an indoor heated swimming pool, leisure area and 12 hour security along with designated over-ground parking spaces.

West Heath Road is conveniently situated for all the amenities of Hampstead Village (Northern Line underground), Golders Green bus terminal and underground (Northern Line) and close to the beautiful open spaces of both Hampstead Heath and Golders Hill Park.

Available part furnished or unfurnished.

EPC Rating C

ENTRANCE HALLWAY: DRAWING ROOM: DINING ROOM: KITCHEN/DINER ROOM: FAMILY ROOM: PRINCIPAL BEDROOM WITH EN SUITE & DRESSING ROOM: 3 FURTHER BEDROOMS (1 WITH EN SUITE): FAMILY BATHROOM: GUEST BEDROOM WITH EN SUITE AND UTILITY ROOM: SWIMMING POOL: SAUNA: 2 GUEST WC'S: WEST FACING GARDEN: UNDERGROUND & OVERGROUND PARKING

**SOLE AGENTS**

**£5,500**



RENTALS 020 8209 1144 E rentals@glentree.com  
SALES 020 8458 7311 E sales@glentree.com  
FAX 020 8209 0307 W www.glentree.com

Glentree Estates Ltd  
698 Finchley Road  
London NW11 7NE



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

