



## West Heath Place, 2B Hodford Road, NW11

A 2 bedroom 2 bathroom ground floor apartment located in the highly desirable development.

West Heath Place offers highly desirable modern urban living. Residents can enjoy access to the onsite gym, concierge and secure underground parking.

A short walk from Hampstead and Golders Green tube stations, immediate access to London's bus links and moments from the beautiful open spaces of Golders Hill Park and Hampstead Heath.

MASTER BEDROOM; EN SUITE; SECOND BEDROOM; BATHROOM; KITCHEN/ RECEPTION ROOM; UTILITY ROOM; COMFORT COOLING; UNDERGROUND PARKING; CONCIERGE; COMMUNAL GARDENS

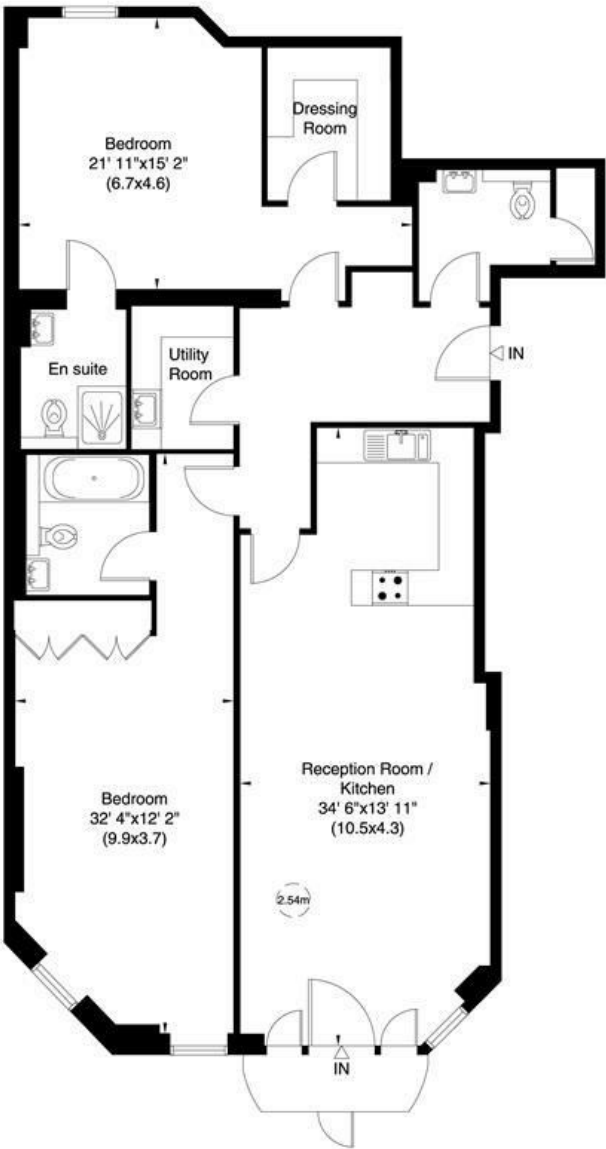
**SOLE AGENT**

**£800,000**

35C WEST HEATH PLACE  
1B HODFORD ROAD  
LONDON NW11



Gross internal area (approx.)  
1429 Sq ft (133 Sq m)



Upper Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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		
England & Wales	EU Directive 2002/91/EC	

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		
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