



**WEST HEATH GARDENS
LONDON NW3 7TR**

**FREEHOLD
ASKING PRICE £2,800,000
SUBJECT TO CONTRACT
SOLE AGENCY**

A spectacular interior designed detached house of around 2364 square feet with off street parking, and a SOUTH WEST facing garden located in West Heath Gardens, a quiet cul de sac close to Hampstead Heath.

The house, which is arranged over two floors, has been designed to an exceptionally high specification and comprises a main bedroom with an ensuite bathroom, three further bedrooms, family bathroom, reception room dining room, study, kitchen, utility room guest WC, wine store and two storage rooms. There is a beautiful, landscaped SOUTH WEST facing garden and off street parking for 1/2 cars. The interiors are absolutely stunning with extensive use of wood flooring. There is excellent storage.

The house is close to Hampstead Heath and Golders Hill Park. Golders Green Underground Station (Northern Line) is a 15 minute walk away (GoogleMaps), Excellent bus routes to the West End are also within easy walking distance. (3 minutes Citymapper).

EPC rating C. Barnet Council tax band G

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COUNCIL TAX BAND: G

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(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 ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

- SPECTACULAR DETACHED HOUSE
- SOUTH WEST FACING GARDEN
- HIGH SPECIFICATION
- EXTENSIVE USE OF WOOD FLOORING
- EXCELLENT STORAGE
- INTERIOR DESIGNED
- OSP FOR 1/2 CARS
- STUNNING INTERIORS
- ARRANGED OVER TWO FLOORS
- QUIET LOCATION

DISCLAIMER

The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact; The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; Nothing in the particulars shall be deemed a statement that in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order.

All measurements are approximate.

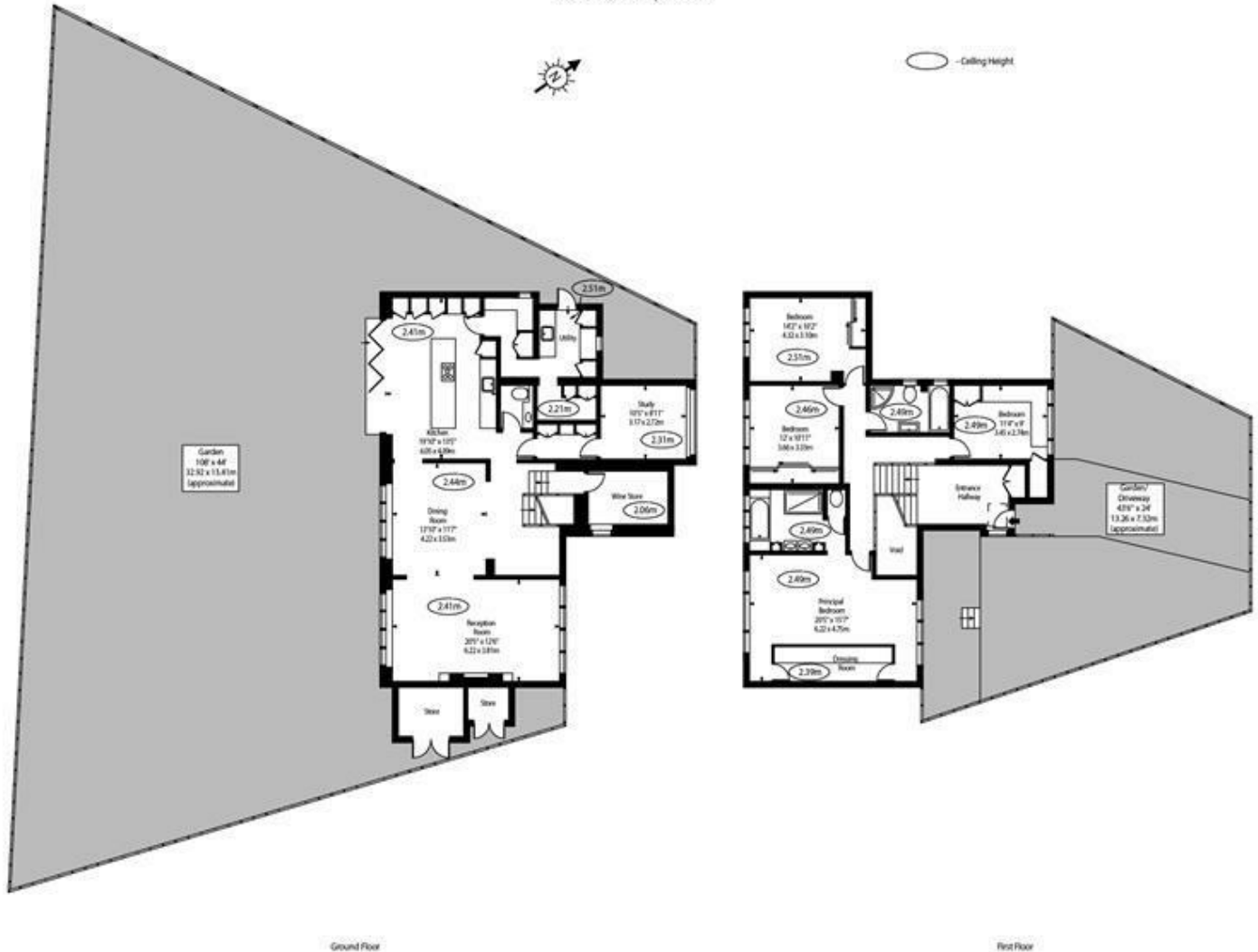
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West Heath Gardens, NW3 7TR



○ Ceiling Height



Approx Gross Internal Area 2364 Sq Ft - 219.62 Sq M

(Excluding internal stairs)

For Illustration Purposes Only - Not To Scale Floor Plan by www.nisgaphotostudio.com Ref No.53578

This floor plan should be used as a general guide only for guidance only. Any intending purchaser or tenant should satisfy themselves by inspection as to the accuracy and fullness of the information contained herein. No other measurements or dimensions are given and should not be used to value a property or for the basis of any claim or suit.



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