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NEW HOMES

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## West Heath Place, Hodford Road, NW11

A 2 bedroom, 2 bathroom (one en-suite) ground floor apartment, situated in this lavish and established block on the corner of The Finchley Road & Hodford Road, bordering Hampstead & Golders Green.

This luxurious 2 bedroom apartment boasts a large living room with open plan kitchen, 2 double bedrooms, master en suite bathroom, family bathroom, underground parking and a private balcony.

The development amenities include onsite gymnasium for use of residents & 24 hr concierge/security. West Heath Place is conveniently situated for Golders Green Northern Line Tube Station & the fashionable shopping centres of both Temple Fortune & Hampstead High Street. Viewing is highly recommended.

With ample living space, these flats for sale in West Heath Place, NW11, are perfect for anyone looking for a comfortable and sophisticated lifestyle while still being close to all of life's necessities. Arrange your viewing today.

2 BEDROOMS; 2 BATHROOMS (ONE EN-SUITE); LARGE OPEN PLAN LOUNGE/DINING ROOM & KITCHEN; MIELE APPLIANCES; PRIVATE BALCONY; GYMNASIUM; UNDERGROUND PARKING; 24 HOUR CONCIERGE/SECURITY; COMMUNAL GARDEN; CLOSE TO LOCAL AMENITIES

**JOINT SOLE AGENT**

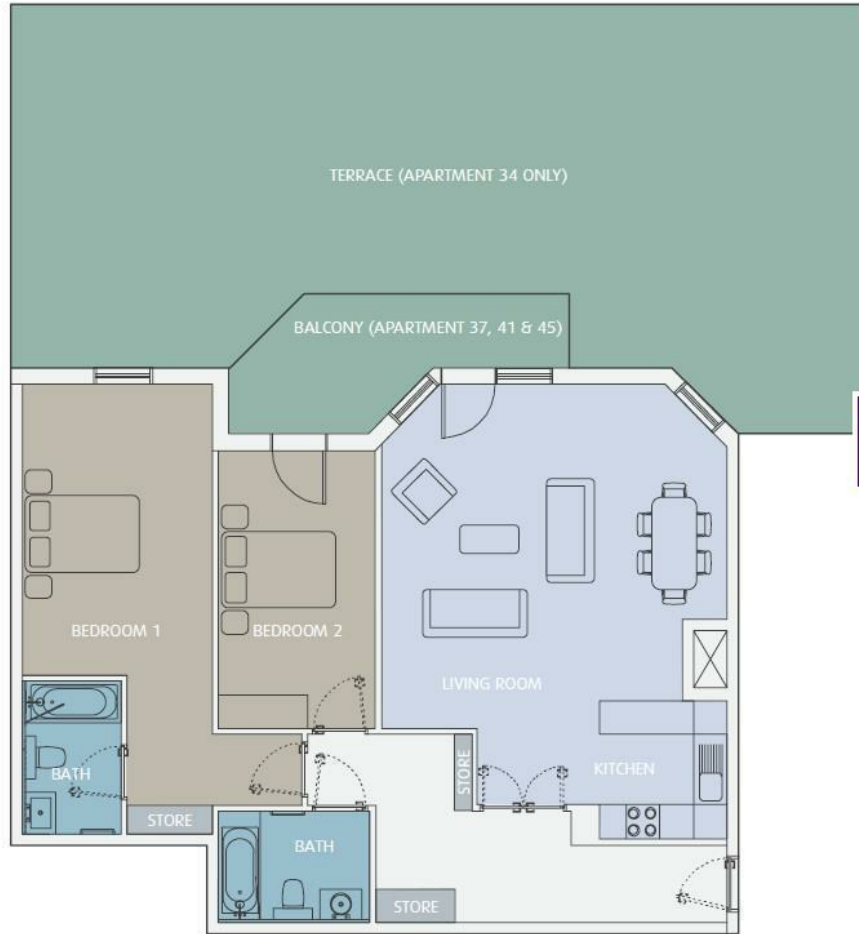
**Asking Price £950,000**



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**INTERIOR AREA: 110 sq.m (1184 sq.ft)**

- > LIVING ROOM 7.47m x 6.14m (24' 6" x 20' 2")
- > KITCHEN 2.40m x 2.45m (8' 1" x 7' 10")
- > BEDROOM 1 7.39m x 3.38m (24' 3" x 11' 1")
- > BEDROOM 2 4.94m x 2.80m (16' 3" x 9' 2")
- > BALCONY (AREA) 11 sq.m (118 sq.ft)
- > TERRACE (APT 30) 100 sq.m (1,076 sq.ft)

Particulars contained in this brochure are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of the agents or the seller and are not to be relied upon as a statement or representations of fact. Intending purchasers or lessees must satisfy themselves, by inspection, measurement or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. All dimensions given are fair size, not maximum measurements. Interior images are from the show flat. Computer generated images are only intended to give an impression for this development. Please contact a sales representative for further details.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>85</b>	<b>87</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>86</b>	<b>86</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

