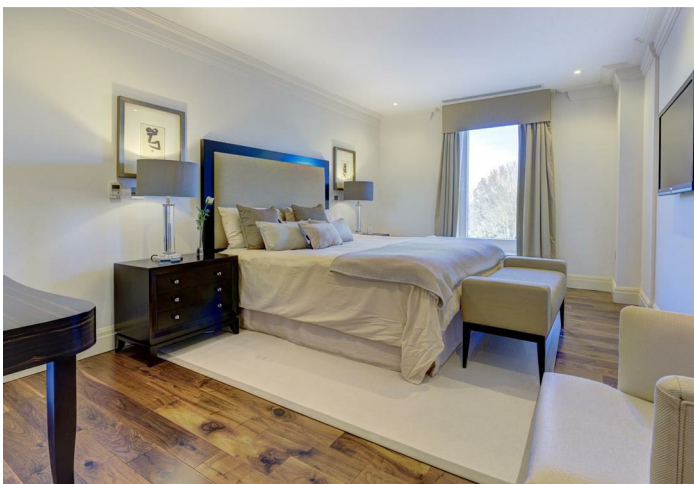




glentree
NEW HOMES

020 8731 9500

www.glentreenewhomes.com



West Heath Place, 1b Hodford Road, NW11

An exceptionally well presented 2 bedroom, 2 bathroom (one en-suite) fourth floor apartment, situated in this luxurious and established block on the corner of The Finchley Road & Hodford Road, bordering Hampstead & Golders Green. The 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.

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; STORAGE ROOM; COMMUNAL GARDEN; SHARE OF FREEHOLD; CLOSE TO LOCAL AMENITIES

SOLE AGENT

Asking Price £870,000

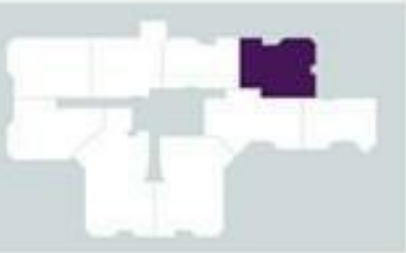


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London NW11 7NE

- GROUND FLOOR:
+ APARTMENT 34
- FIRST FLOOR:
+ N/A
- SECOND FLOOR:
+ APARTMENT 37
- THIRD FLOOR:
+ APARTMENT 41
- FOURTH FLOOR:
+ APARTMENT 45
- FIFTH FLOOR:
+ N/A



- 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 agent or the seller and are not to be relied upon as a statement or representation of fact. Interested 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 for site, not maximum measurements. Aerial images are from the drone that the agent generated images and only intended to give an impression for the development. Please consult a sales representative for further details.

Apartments: 34, 37, 41, 45



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

