



glentree
INTERNATIONAL

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WEST HEATH AVENUE NW11



FREEHOLD. JOINT AGENT.

£3,495,000.

DRAWING ROOM: FAMILY/BREAKFAST ROOM: KITCHEN/DINER:

PRINCIPAL BEDROOM SUITE WITH EN SUITE: 4 FURTHER BEDROOMS:

2 FAMILY BATHROOMS: FURTHER BEDROOM/STUDY WITH SHOWER

ROOM: UTILITY ROOM: GARAGE: REAR GARDEN: OFF-STREET

PARKING: COUNCIL TAX BAND H



Located close by the beautiful open spaces of Golders Hill Park and its all weather and grass tennis courts, is this rarely available low built five/six bedroom contemporary two storey house which offers 3,162 sq ft of bright, lateral accommodation, all presented in very good decorative condition throughout.

The ground floor offers a double height entrance lobby flooded with light from the huge overhead skylight. Off of this is a 36' double reception room with a triple aspect over the west facing wrap-around garden. There is also a family/breakfast room leading directly into the kitchen, a large utility room, with plant room plus a study which doubles as a guest/maids suite with ensuite suite shower room.



The first floor provides a master suite with a double aspect, floor to ceiling windows, en-suite bathroom and large walk in closet, four further bedrooms and two further bathrooms, one en-suite.

The house sits on a corner position behind a driveway for three/four cars (as well as a large integral single garage) with secure sliding gates.

The comprehensive transport hub of Golders Green Underground Station (Northern Line) is located at the far end of West Heath Avenue as well as the excellent array of local supermarkets, specialist food shops, restaurants and cafes.





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Gross internal area (approx.)

294 Sq m (3163 Sq ft)

For identification only, Not to Scale



Ground Floor



First Floor

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

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