



# Annandale House

West Heath Avenue, Golders Green NW11

Offers in excess of £800,000

Accessed via its own private entrance, a superb lateral three bedroom, two bathroom apartment with direct access to its own private outside space of a good size and the benefit of an allocated off street parking space.

This apartment offers excellent living space with a 25'7 x 20'9 reception room and a conservatory which provides access to the private patio.

The varied amenities, shops and restaurants that Golders Green provides, as well as Golders Green Underground (Northern Line) and bus station are all located just 0.2 miles away.

Disclosure: A Chestertons employee is related to the owner of this property.





# Annandale House

West Heath Avenue, Golders Green NW11

- Three bedroom apartment
- Private entrance
- Two bathrooms
- Private patio
- Purpose built block
- Off street parking space
- 0.2 miles to the Northern Line
- 0.2 miles to shops and restaurants





**Tenure:** Leasehold 976 years remaining.

**Service Charge:** £3,968 per annum.

**Ground Rent:** £0

**Local Authority:** Barnet

**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Chestertons Hampstead Sales**

55-56 Hampstead High Street

Hampstead

NW3 1QH

[hampstead@chestertons.co.uk](mailto:hampstead@chestertons.co.uk)

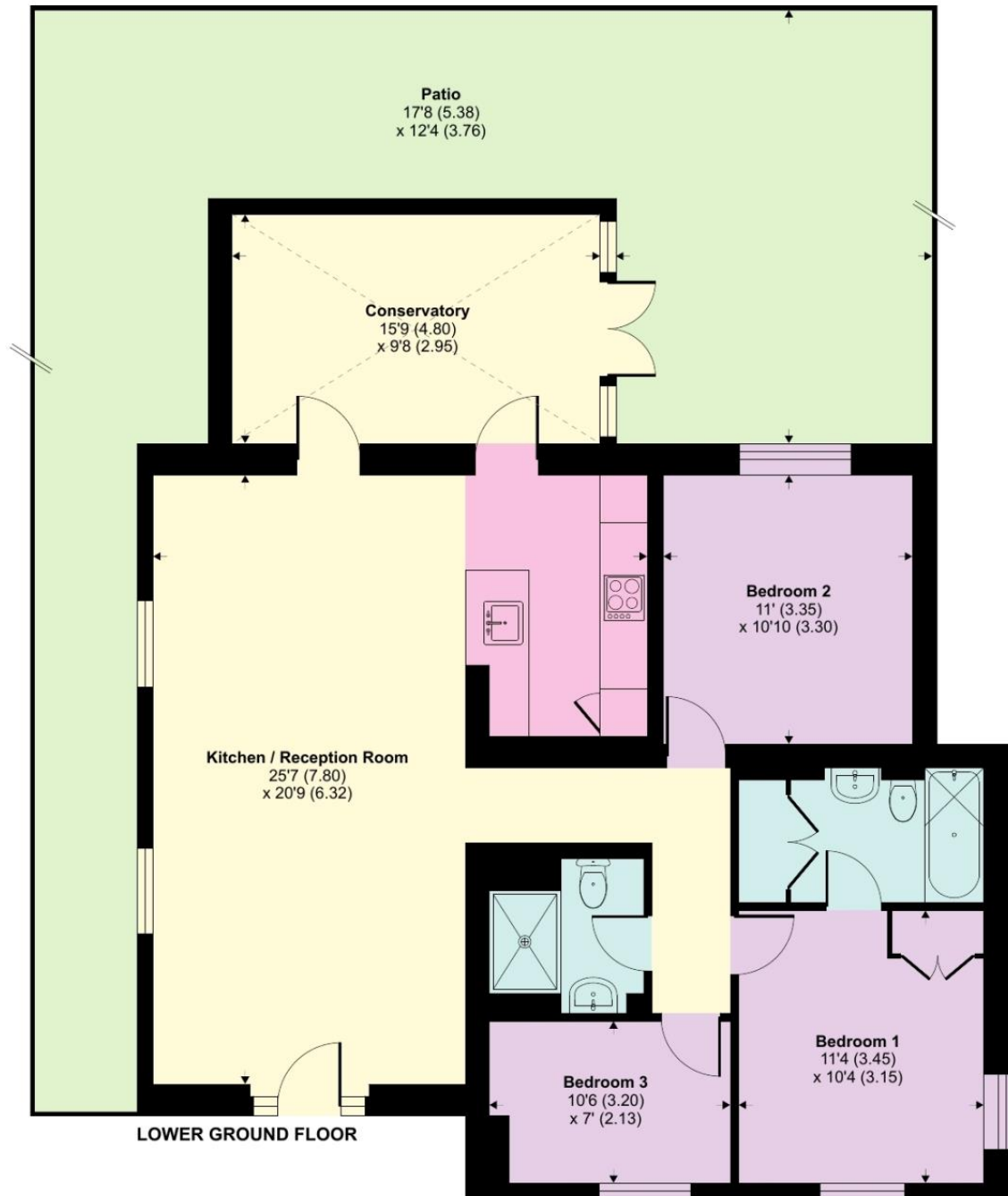
020 7794 3311

[chestertons.co.uk](http://chestertons.co.uk)

# West Heath Avenue, Golders Green, NW11

Approximate Area = 1121 sq ft / 104.1 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2024. Produced for TK (Hampstead) Ltd. REF: 1080337

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