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## West Heath Close Hampstead NW3

An impressive double fronted detached 3,451sqft (321sqm) family residence situated in this sought after close.

The current owners have undertaken a comprehensive and tasteful refurbishment which included the extension of the ground and upper floors to provide well balanced and generously proportioned accommodation.

This bright house is approached via a paved carriage driveway, the entrance hall has a triple volume atrium leading to a large open plan kitchen/dining/family room. The ground floor also provides two additional reception rooms and a study/bedroom six with a separate shower room and secondary kitchen.

The first floor has a comfortable size principal bedroom with en-suite bathroom & dressing room and two further double bedrooms with en-suite bathrooms. There are two additional double bedrooms with en-suite bathrooms on the second floor.

Additional benefits include air conditioning to the upper floors, a landscaped rear garden and parking for 3/4 cars.

Hampstead Heath is within walking distance and both Hampstead Village (Northern Line) and Golders Green (Northern Line) are within half a mile radius. The shopping and transport facilities on Finchley Road are also within a short walk from the foot of the close.

**£5,650,000**

**SOLE AGENT**

**Freehold**













# West Heath Close NW/3

Gross internal area (approx.)

331 Sq m (3562 Sq ft) Including under eaves and under 1.5m  
 321 Sq m (3451 Sq ft) Excluding under eaves and under 1.5m

For Identification only, Not to Scale



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Not to Scale, for guidance only and must not be relied upon as a statement to fact. All measurements are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



# West Heath Close NW3

Acre 0.12 (approx.)  
For identification only, Not to Scale



Garden  
Approximately  
54' 8" x 50' 0"  
(16.65 x 15.25)

Drive  
Approximately  
49' 3" x 26' 2"  
(15.00 x 7.97)

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