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## West Heath Road Hampstead NW3

Situated on the ground and lower ground floor of this luxury new development, a three bedroom, three bathroom duplex apartment of approx 2,712 sq ft, with the benefit of a private patio garden, plus a courtyard on the lower ground floor, and the added advantage of off street parking.

This exquisite and spacious apartment enjoys stunning herringbone vinyl flooring in the living spaces and high efficiency timber sash windows, plus underfloor heating and air conditioning.

The lower ground features a substantial open plan kitchen/reception/dining room comprising Miele appliances, 20 mm Quartz work tops and a Quooker tap, plus a separate utility room. This floor also houses a bedroom with an ensuite shower room and walk-in-wardrobe, and a guest WC.

The raised ground floor provides a wonderful 24'11" x 19'8" reception room, which leads directly to the private garden. Both the principal bedroom suite with an ensuite bathroom, plus a further bedroom and full bathroom are also located on this level.

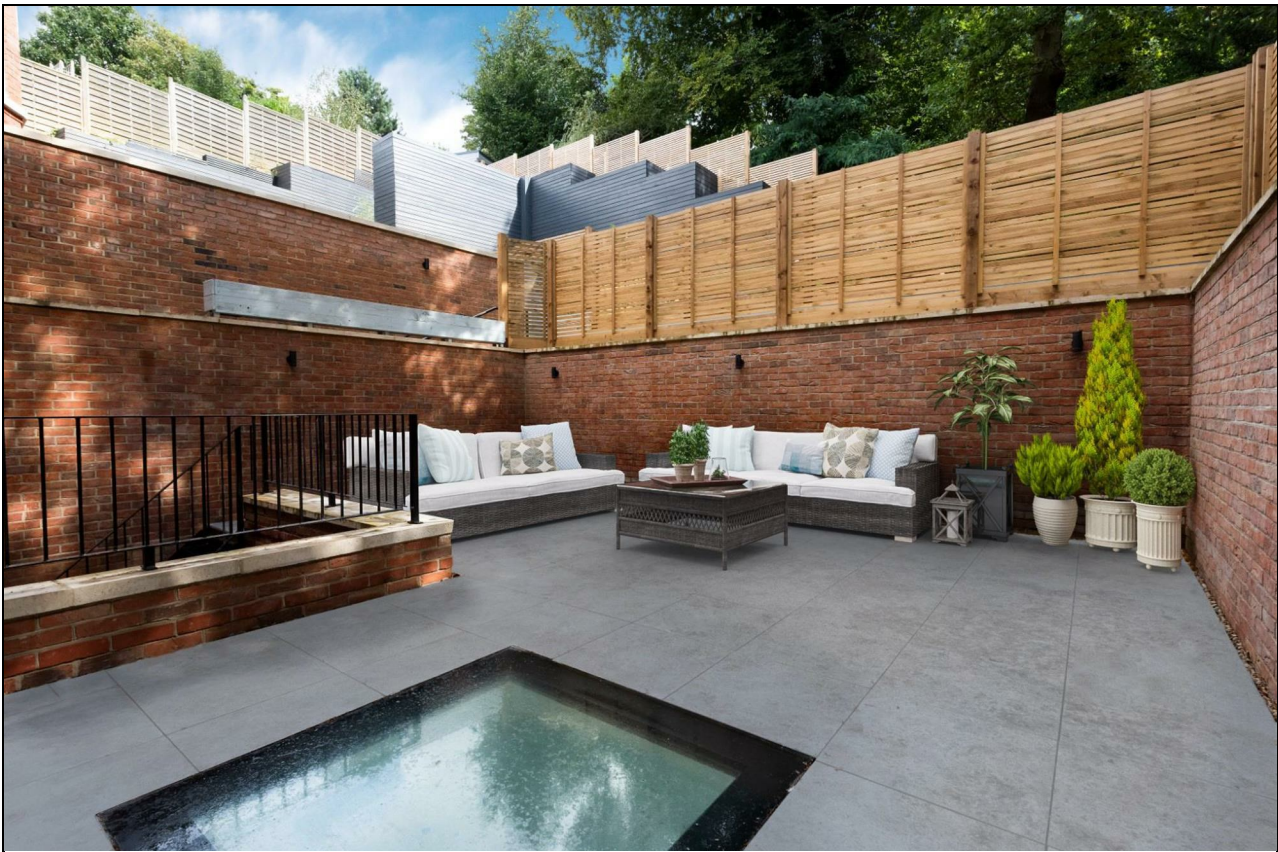
The bathrooms feature Porcelanosa sanitary ware, Hansgrohe brass ware and large format porcelain tiling to walls and floors. There are also PV solar panels installed as a green measure to reduce energy bills.

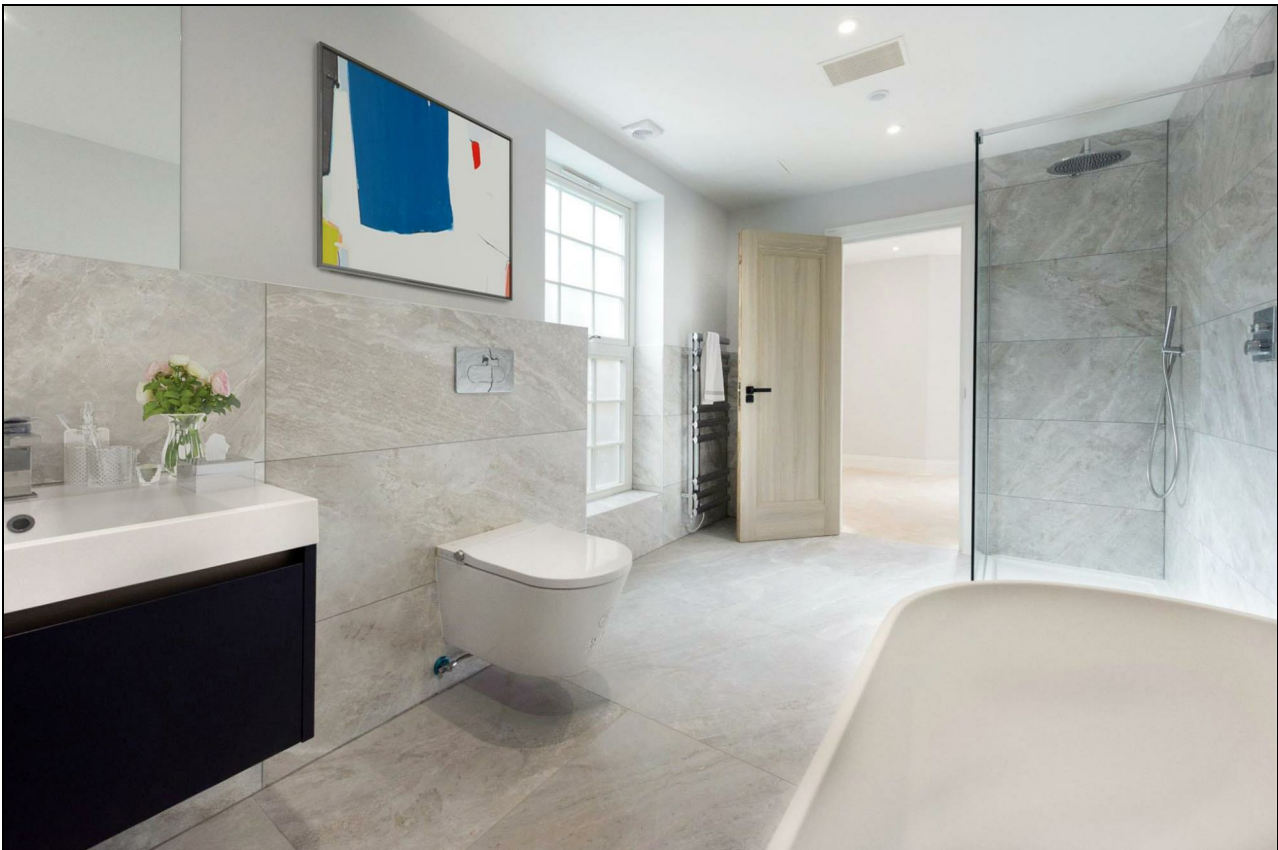
High Beeches is a collection of six luxury apartments offering a sophisticated living experience, with stunning architecture, luxurious interiors and a convenient location, only moments from the vast spaces of Hampstead Heath and Golders Hill Park.

**£2,995,000**

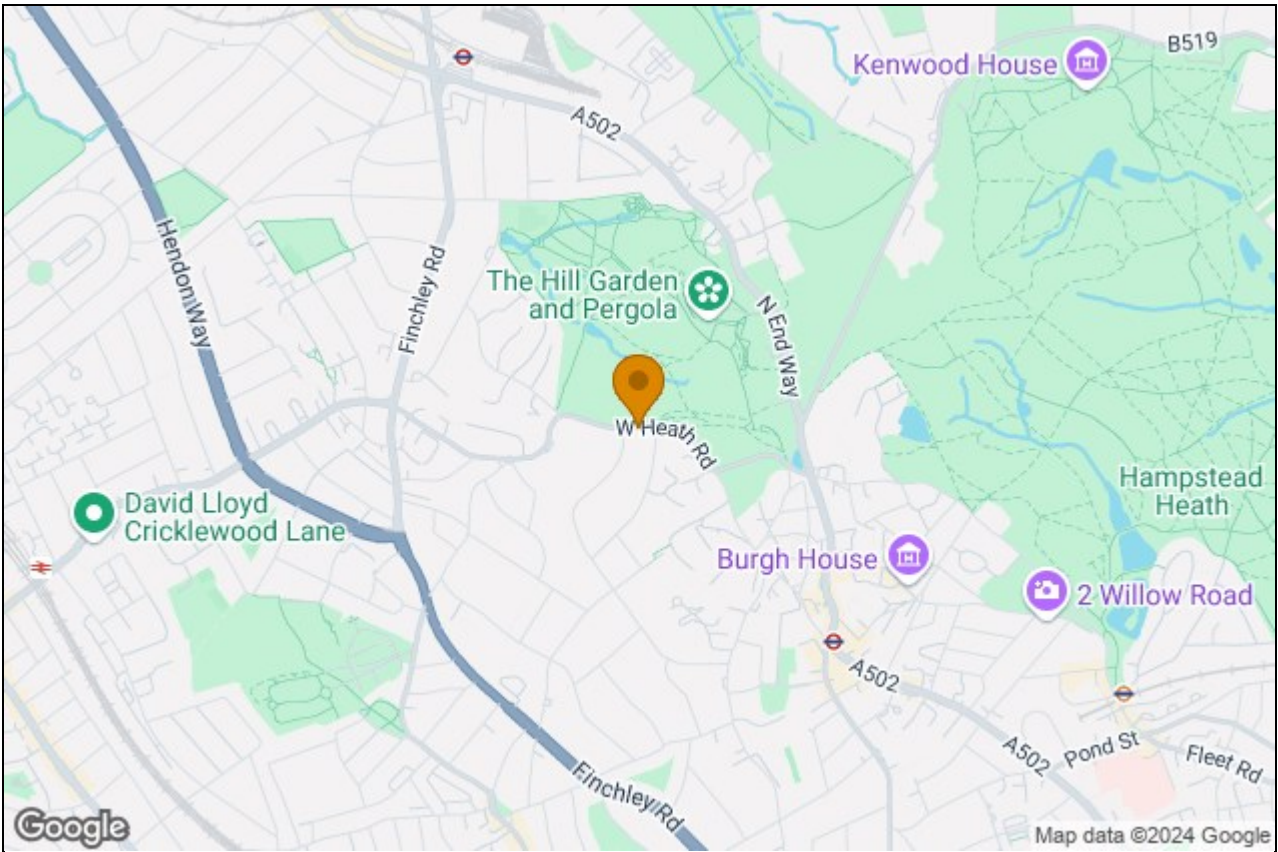
**Leasehold**











# High Beeches, NW3

Approximate gross internal area  
251.94 sq m / 2712 sq ft

Key:  
CH - Ceiling Height



1204 sq ft  
**Lower Ground Floor**



1508 sq ft  
**Ground Floor**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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