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## West Heath Road Hampstead NW3

Situated on the top (second and third) floors of this luxury new development, a three bedroom, two bathroom duplex apartment of approx 2,192 sq ft, with the benefit of a private garden and the added advantage of off street parking.

A particularly notable feature of this spacious family apartment is the full width (24'4") balcony, which is directly accessed via the kitchen/dining/reception room, spanning it's full width, providing wonderful views overlooking the landscaped gardens.

The living spaces enjoy stunning herringbone vinyl flooring and high efficiency timber sash windows, plus underfloor heating and air conditioning. The open plan kitchen features include integrated Miele appliances, 20 mm Quartz work tops and a Quooker tap, and the main family room is particularly spacious, measuring 23'4" x 18'4".

The property enjoys two spacious double bedrooms, plus a study/third bedroom. The principal bedroom has the benefit of a full ensuite bathroom and walk-in dressing room. 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.

**£2,500,000**

**Leasehold**























# High Beeches, NW3

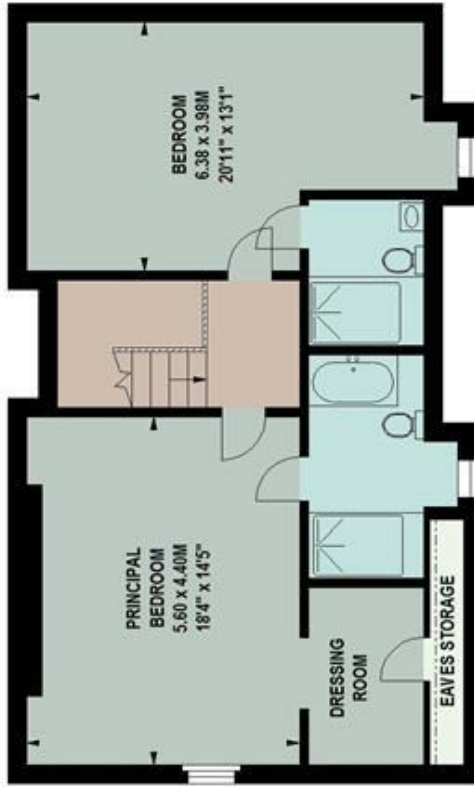
Approximate gross internal area  
(Excluding Eaves)

203.64 sq m / 2192 sq ft

Eaves  
2.51 sq m / 27 sq ft



Key:  
CH - Ceiling Height



823 sq ft

## Third Floor



1369 sq ft

## Second 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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