



West Heath Road, London NW3 7TU

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**WAYNE  
& SILVER**



# West Heath Road, London NW3 7TU

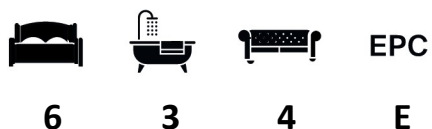
This handsome six/seven-bedroom family residence is now available on the market for the first time in over 50 years. Spanning approximately 3994 square feet (371 square metres) across three floors, this charming low-built detached house offers a unique blend of historical character with green leafy aspects abutting Golders Hill Park.

The ground floor boasts four spacious interconnected reception areas, a generously sized eat-in kitchen, and a separate self-contained room that was once an artist studio, situated above the garage. Moving to the first floor, you'll find four bedrooms and two bathrooms (including one ensuite), while the top floor features two additional bedrooms and a bathroom.

Nestled in an elevated position, this delightful home is set back from the road, featuring a front garden and enjoying the convenience of off-street parking, a spacious garage, and an 85' south-east facing garden.

The property's location is enhanced by its adjacency to Golders Hill Park, providing resplendent views. Golders Hill Park is meticulously managed as a distinctive and historically significant part of Hampstead Heath by the City of London Corporation.

West heath Road is very well situated for public transport and the national road network. Golders Green Underground Station (Northern Line) and Bus Terminus is 500 metres walk. There is easy road access to Brent Cross Shopping Centre, the A406 North Circular Road, the A41/A1 arterial route and junction 1 of the M1 Motorway



**Guide price:** £3,350,000

**Tenure:** Freehold

**Service Charge:** Add text here

**Local Authority:** Barnet

**Council Tax Band:** H















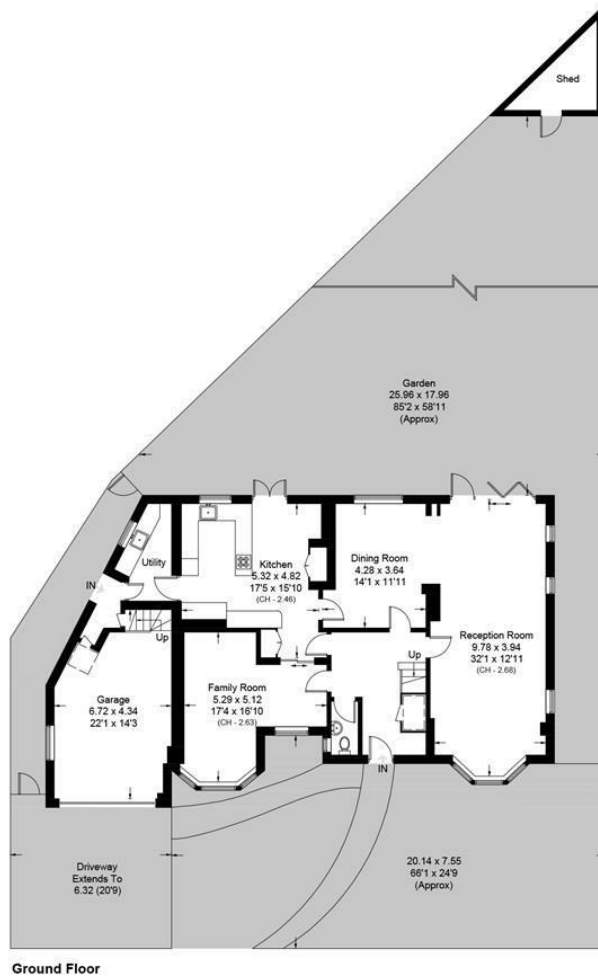
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Approximate Area = 371.1 sq m / 3994 sq ft

Shed = 5.3 sq m / 57 sq ft

Total = 376.4 sq m / 4051 sq ft

Including Limited Use Area / Eaves (30.4 sq m / 327 sq ft) and Garage



Ground Floor



Second Floor



First Floor

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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We would be delighted to tell you more  
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