



glentree
NEW HOMES

020 8731 9500

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West Heath Place, 1b Hodford Road, NW11

An exceptionally well presented 2 bedroom, 2 bathroom (one en-suite) fourth floor apartment, situated in this luxurious and established block on the corner of The Finchley Road & Hodford Road, bordering Hampstead & Golders Green. The apartment boasts a large living room with open plan kitchen, 2 double bedrooms, master en suite bathroom, family bathroom, underground parking and a private balcony.

The development amenities include onsite gymnasium for use of residents & 24 hr concierge/security. West Heath Place is conveniently situated for Golders Green Northern Line Tube Station & the fashionable shopping centres of both Temple Fortune & Hampstead High Street. Viewing is highly recommended.

2 BEDROOMS; 2 BATHROOMS (ONE EN-SUITE); LARGE OPEN PLAN LOUNGE/DINING ROOM & KITCHEN; MIELE APPLIANCES; PRIVATE BALCONY; GYMNASIUM; UNDERGROUND PARKING; 24 HOUR CONCIERGE/SECURITY; STORAGE ROOM; COMMUNAL GARDEN; SHARE OF FREEHOLD; CLOSE TO LOCAL AMENITIES

SOLE AGENT

Asking Price £830,000



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GROUND FLOOR

- APARTMENT 34

- N/A

SECOND FLOOR

- APARTMENT 37

- N/A

THIRD FLOOR

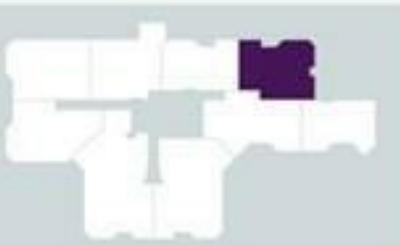
- APARTMENT 41

FOURTH FLOOR

- APARTMENT 45

FIFTH FLOOR

- N/A

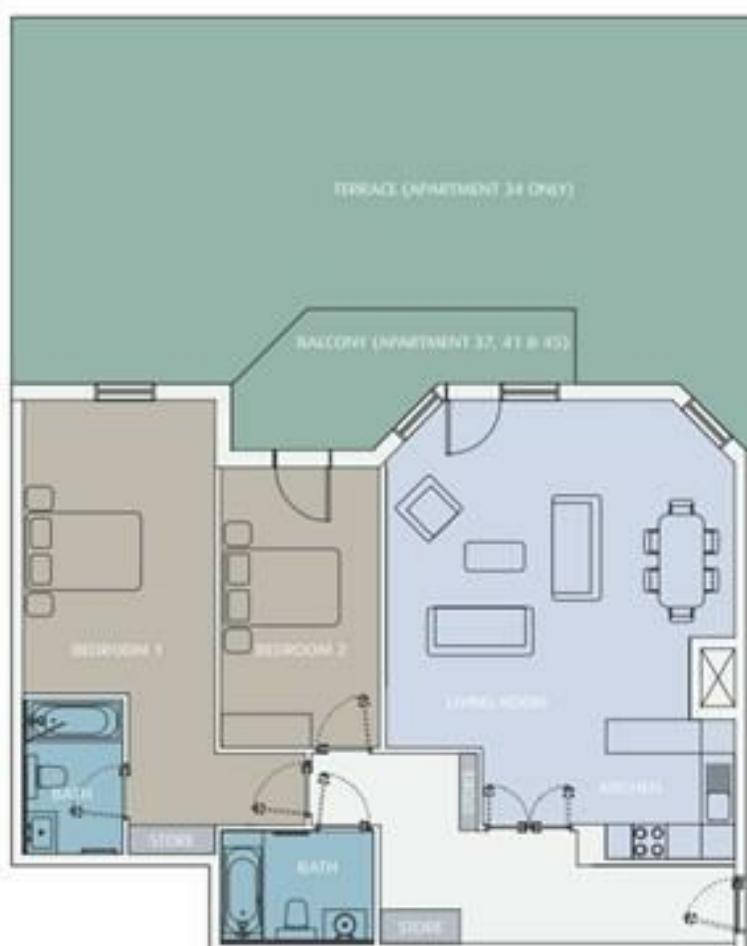


INTERIOR AREA: 110 sq.m (1184 sq.ft)

LIVING ROOM	7.47m x 6.14m	(24' 6" x 20' 2")
KITCHEN	2.40m x 2.45m	(8' 1" x 7' 10")
BEDROOM 1	7.39m x 3.38m	(24' 3" x 11' 1")
BEDROOM 2	4.94m x 2.80m	(16' 3" x 9' 2")
BALCONY (AREA)	11 sq.m	(118 sq.ft)
TERRACE (APT 30)	100 sq.m	(1,076 sq.ft)

Particulars contained in this brochure are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of the agents or the seller and are not to be relied upon as a statement or representation of fact, including purchases or leases held subject thereto, by inspection, measurement or otherwise, or to the correctness of part of the dimensions or dimensions contained in these particulars. All dimensions given are for sale, not maximum measurements. Interior fittings are from the show flat. Computer generated images are only intended to give an impression of the development. Please consult a sales representative for further details.

Apartments: 34, 37, 41, 45



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
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England & Wales	EU Directive 2002/91/EC	

