



## West Heath Road | London | NW3

Asking price £3,500,000 | Freehold

 4  3  3  B

**ADN**  
RESIDENTIAL

Tucked away within a secure gated development, close to the open spaces of Golders Hill Park and Hampstead Heath, this beautifully designed contemporary house offers exceptional space and flexibility for modern family living.

The home extends to approximately 2,953 sq ft (274 sq m) across four well-planned floors, combining stylish design with practical accommodation ideal for growing families.

At the heart of the house is the garden level, featuring a bright and spacious open-plan family and dining area with a high-quality German kitchen fitted with Miele appliances. Doors open directly onto a private south-west facing garden, perfect for children, entertaining and outdoor dining. This floor also includes a large utility room, cloak storage and a guest WC.

The ground floor provides a generous 22 ft reception room, along with a separate study or TV room ideal as a playroom, homework space or home office, plus an additional guest cloakroom.

The first floor offers three comfortable bedrooms, including a bedroom with en-suite facilities, together with a modern family bathroom. The top floor is dedicated to a spacious principal bedroom suite with dressing room, en-suite bathroom and access to a private roof terrace.

Practical features include off-street parking, additional guest parking and a secure bike store for residents.

The house is ideally located within easy walking distance of Golders Green and Finchley Road, offering excellent transport links, schools, shops and cafés, while the nearby parks and Heath provide outstanding outdoor space for families.

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- Three Reception Rooms
  - Principal Bedroom Suite
  - 3 Bathrooms
  - Terrace & Balcony
  - Open Plan Kitchen/Family Room
  - Three Further Double Bedrooms
  - Private Garden Private
  - Off Street Parking
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Council Tax Band: H  
EPC: B







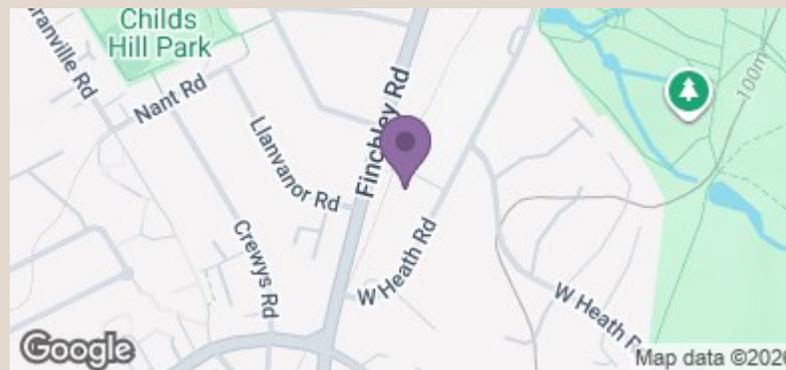




West Heath Road, NW3  
 Approximate gross internal area  
 2,953 sq ft / 274.33 sq m



Illustration For Identification Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	89	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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