



**WEST HEATH GARDENS  
LONDON NW3 7TR**

**FREEHOLD  
ASKING PRICE £2,800,000  
SUBJECT TO CONTRACT  
SOLE AGENCY**

A spectacular interior designed detached house of around 2364 square feet with off street parking, and a SOUTH WEST facing garden located in West Heath Gardens, a quiet cul de sac close to Hampstead Heath.

The house, which is arranged over two floors, has been designed to an exceptionally high specification and comprises a main bedroom with an ensuite bathroom, three further bedrooms, family bathroom, reception room dining room, study, kitchen, utility room guest WC, wine store and two storage rooms. There is a beautiful, landscaped SOUTH WEST facing garden and off street parking for 1/2 cars. The interiors are absolutely stunning with extensive use of wood flooring. There is excellent storage.

The house is close to Hampstead Heath and Golders Hill Park. Golders Green Underground Station (Northern Line) is a 15 minute walk away ( GoogleMaps), Excellent bus routes to the West End are also within easy walking distance. ( 3 minutes Citymapper).

EPC rating C. Barnet Council tax band G



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- SPECTACULAR DETACHED HOUSE
- SOUTH WEST FACING GARDEN
- HIGH SPECIFICATION
- EXTENSIVE USE OF WOOD FLOORING
- EXCELLENT STORAGE
- INTERIOR DESIGNED
- OSP FOR 1/2 CARS
- STUNNING INTERIORS
- ARRANGED OVER TWO FLOORS
- QUIET LOCATION

### COUNCIL TAX BAND: G

| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (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                             |  | 73      | 80        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (39-54) E                                                       |  |         |           |
| (21-38) F                                                       |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |

### DISCLAIMER

The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact; The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; Nothing in the particulars shall be deemed a statement that in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order.

All measurements are approximate.

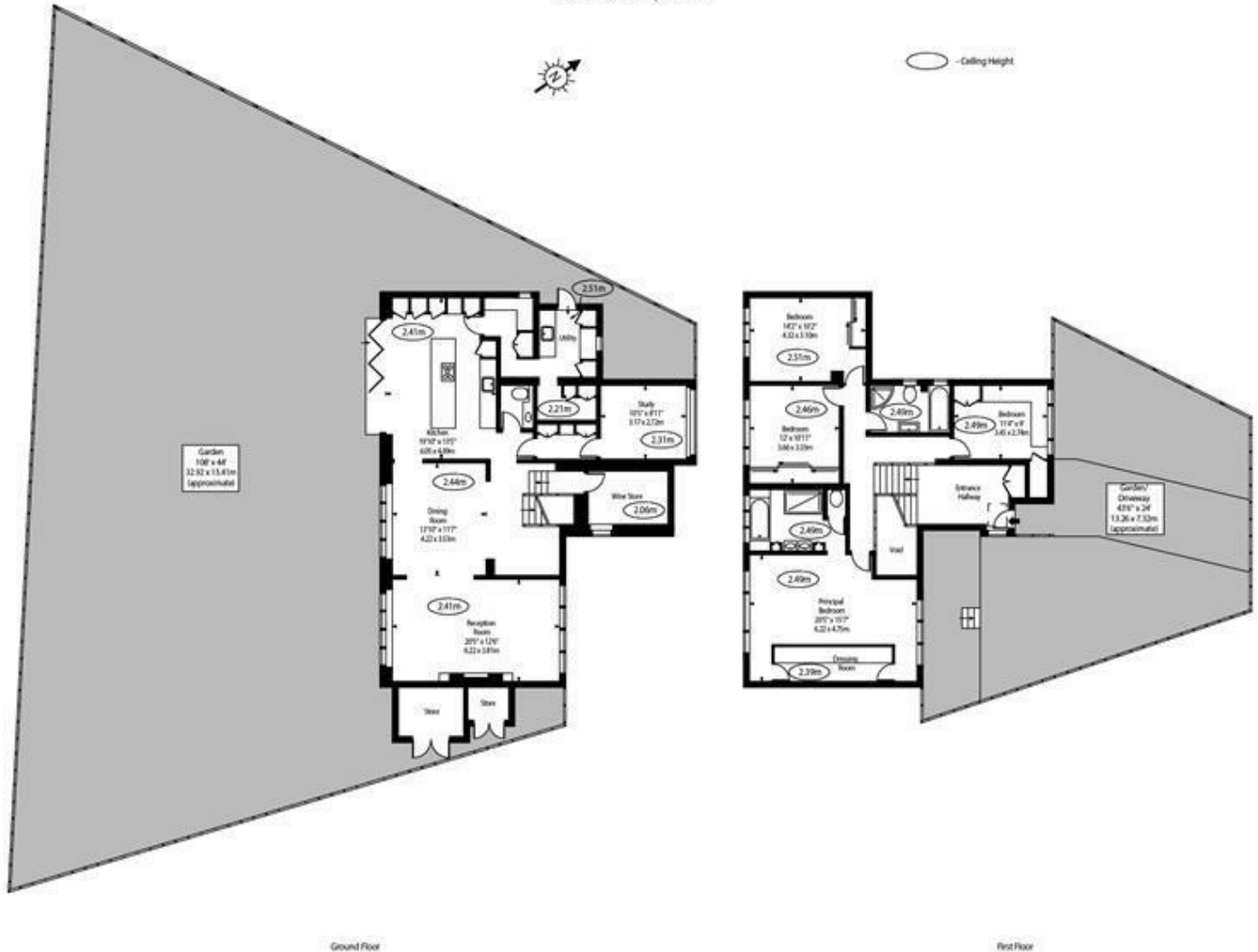
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○ Ceiling Height



Approx Gross Internal Area 2364 Sq Ft - 219.62 Sq M

(Excluding internal stairs)

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nisgaphotostudio.com](http://www.nisgaphotostudio.com) Ref No.53578

This floor plan should be used as a general guide for guidance only. Any intending purchaser or tenant should satisfy themselves by inspection as to the accuracy and fullness of the information contained in this plan. Measurements are given as approximate and should not be used to value a property or for the basis of any claim or suit.



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