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48 West Heath Place, Hodford Road, NW11

A luxury fifth floor Penthouse apartment in this prestigious residential block, situated on the corner of Finchley Road and Hodford Road within 5min walk from the many amenities of Golders Green, including; Underground (Northern Line) and Bus Terminus facilities stretching to all parts of London. Golders Hill Park, Hampstead and Hampstead Heath.

This tranquil, air-conditioned Penthouse is one of the most desirable in this prestigious development and is 2663ft² (249m²). It has 3 terraces with stunning panoramic views over the South and West London skyline. The natural light is extraordinary, since most of the rooms face due South.

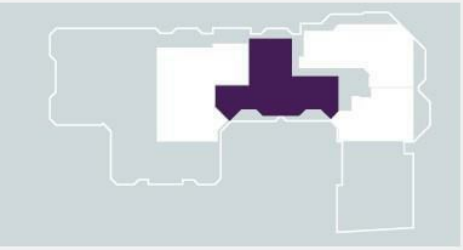
Accommodation comprising:
• 3 Double Bedroom suites with 3 ensuite Bathrooms (Master Bedroom has an ensuite Dressing Room)
• Extremely spacious modern open-plan Poggenpohl Kitchen/Breakfast Room/Family Room with separate Utility Room (33' x 23' max)
• Large Living Room with fireplace (29' x 19')
• 2 full underground garage spaces (one which can be rented)
• Storage Room
• This development offers a comprehensive 24hr Concierge at great expense to the landlord, and not the tenant.
• There is underfloor heating throughout, and Ai-r Conditioning to principal rooms – all controlled with separate thermostats per room.

Energy Rating B82.
Long Let
Barnet Council Band H
Deposit - 6 Weeks

£2,450 Per Week

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GROUND FLOOR
› NA
FIRST FLOOR
› NA
SECOND FLOOR
› NA
THIRD FLOOR
› NA
FOURTH FLOOR
› NA
FIFTH FLOOR
› The Penthouse (No 48)



INTERIOR AREA: 249 sq.m (2663 sq.ft)

› LIVING/DINING	8.90m x 5.82m	(29′ 1″ x 19′ 1″)
› KITCHEN	3.30m x 7.07m	(10′ 8″ x 23′ 2″)
› FAMILY ROOM	6.54m x 4.67m	(21′ 5″ x 15′ 3″)
› BEDROOM 1	7.10m x 6.99m	(23′ 11″ x 22′ 9″)
› BEDROOM 2	5.66m x 5.03m	(18′ 5″ x 16′ 6″)
› BEDROOM 3	5.69m x 4.92m	(18′ 6″ x 16′ 1″)
› BALCONY (AREA)	45 sq.m	(483 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 representations of fact. Intending purchasers or lessees must satisfy themselves, by inspection, measurement or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. All dimensions given are fair size, not maximum measurements. Interior images are from the show flat. Computer generated images are only intended to give an impression for this development. Please contact a sales representative for further details.

Stunning Penthouse Apartment – 2,700ft² (249m²)

48 West Heath Place
1B Hodford Road NW11 8NL



