



**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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

DISCLAIMER

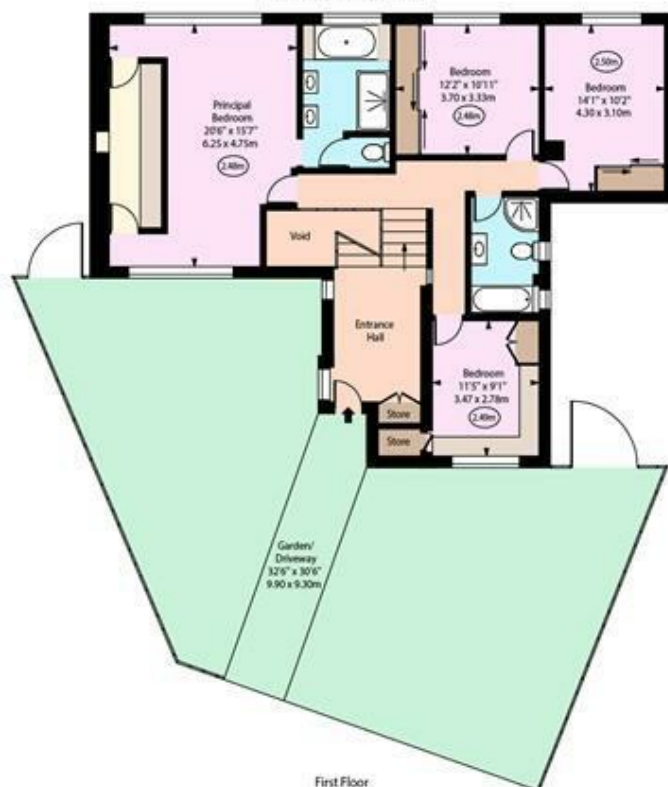
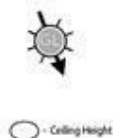
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All measurements are approximate.

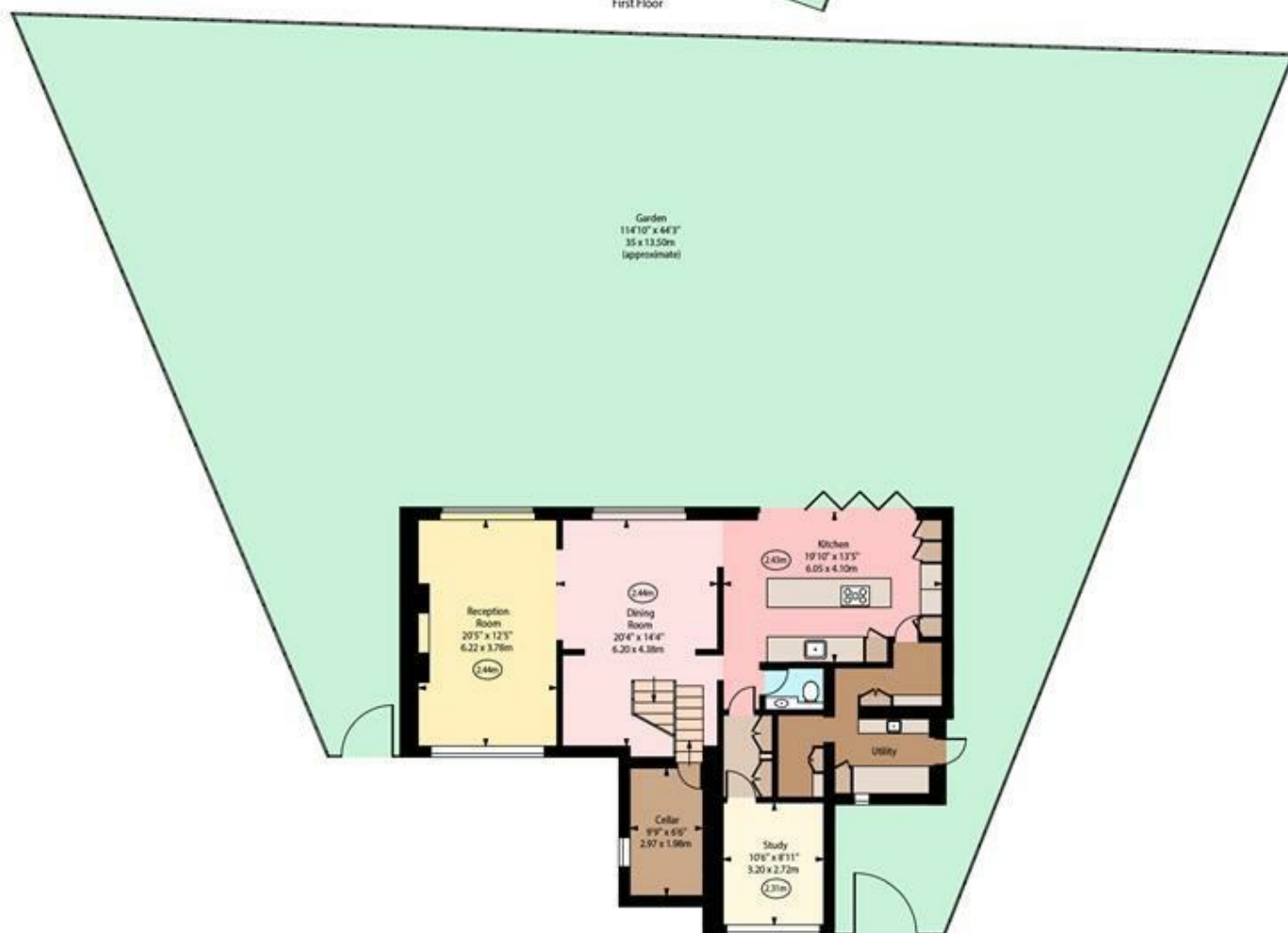
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West Heath Gardens, NW3



First Floor



Ground Floor

Approx Gross Internal Area 2425 Sq Ft - 225.28 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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