

# ASTONCHASE

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69–71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



WEST HEATH ROAD  
HAMPSTEAD  
LONDON  
NW3 7TT

**LEASEHOLD**  
**ASKING PRICE £1,225,000**  
**SUBJECT TO CONTRACT**

JOINT SOLE AGENT

A beautifully presented three bedroom (116.5 sq m/1,254 sq ft) lateral apartment occupying the first floor of a charming double fronted detached residence.

Having recently undergone an extensive remodel throughout, the apartment now features a 26-foot reception room with an open plan kitchen and dining area overlooking the gardens, as well as modern amenities such as underfloor heating and air conditioning. The principal bedroom benefits from an en-suite shower room, whilst the two further bedrooms enjoy fitted wardrobes and the use of a luxurious family bathroom. The apartment further offers superb panoramic views and a substantial landscaped communal rear garden.

West Heath Road is a desirable residential tree-lined street that offers convenient access to the open green spaces of Hampstead Heath and Golders Hill Park, as well as the many boutiques, cafes and restaurants of Hampstead Village and Golders Green. There are good transport links nearby as well, with several bus routes located on Finchley Road and Golders Green Underground Station (Northern Line) located just 0.7 miles away.



## ACCOMMODATION

- 3 Bedrooms
- 2 Bathrooms
- Reception Room
- Separate Kitchen

## AMENITIES

- Lateral Flat
- First Floor
- Share of Garden
- Period Conversion
- Underfloor Heating
- Air Conditioning

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COUNCIL TAX Barnet (Band F)

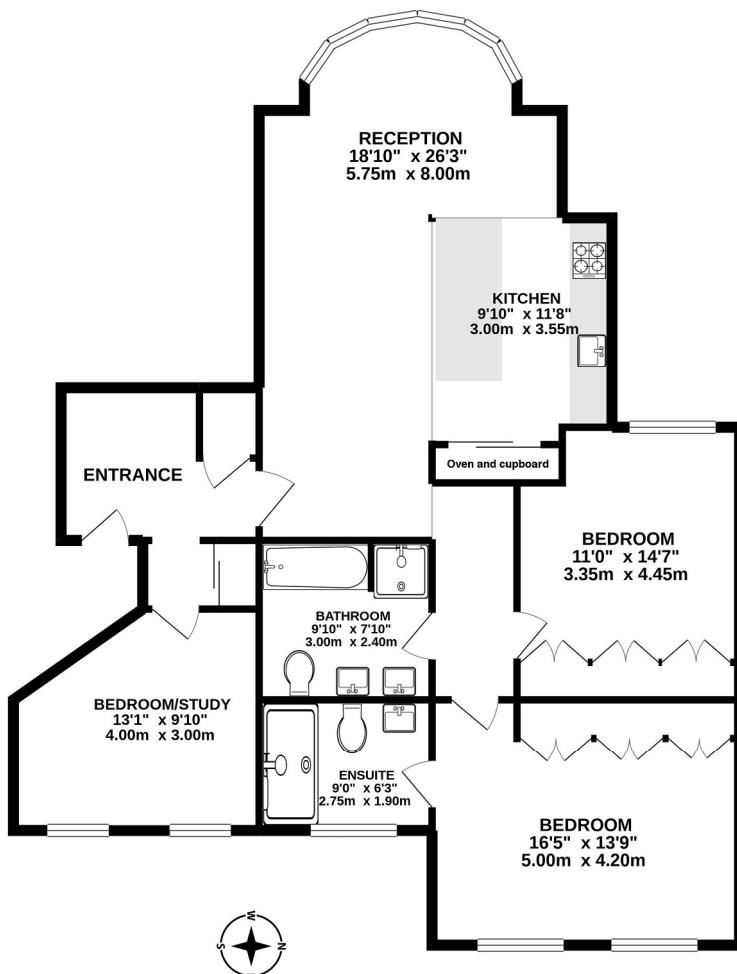
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EPC RATING: D

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## IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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