



Bright and spacious triplex apartment, finished to an exceptional standard.

West Heath Road, Hampstead, London, NW3

Guide Price £3,895,000 Freehold



Reception room • kitchen/breakfast room • principal bedroom suite • 3 further bedrooms • family bathroom • 2 shower rooms • utility room, lift • 2 balconies • roof terrace • gated off-street parking for two cars

Local Information

The property is situated behind secure electronic gates and is approximately 150 metres from Golders Hill Park and the wide-open spaces of Hampstead Heath beyond. Golders Green Underground Station (Northern Line) is approximately 900 metres distant.

About this property

This bright and spacious upper maisonette has been finished to an exceptional standard and the accommodation spans the entire first, second and third floors. The property has its own private entrance and sole dedicated use of a lift with access to all floors.

The main reception area is located on the first floor with a front-to-back double reception room with a balcony, Poggenpohl kitchen/breakfast room and utility room. On the second floor there are three-bedroom suites and the third floor comprises bedroom four/study, shower room and a roof terrace. The property is set back from the road behind secure electronic gates and this apartment comes with parking for two cars.

Photos taken July 2015.

Tenure

Freehold

Local Authority

London Borough of Barnet

Council Tax

Band = H

Service Charge

£3,200 per annum

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.

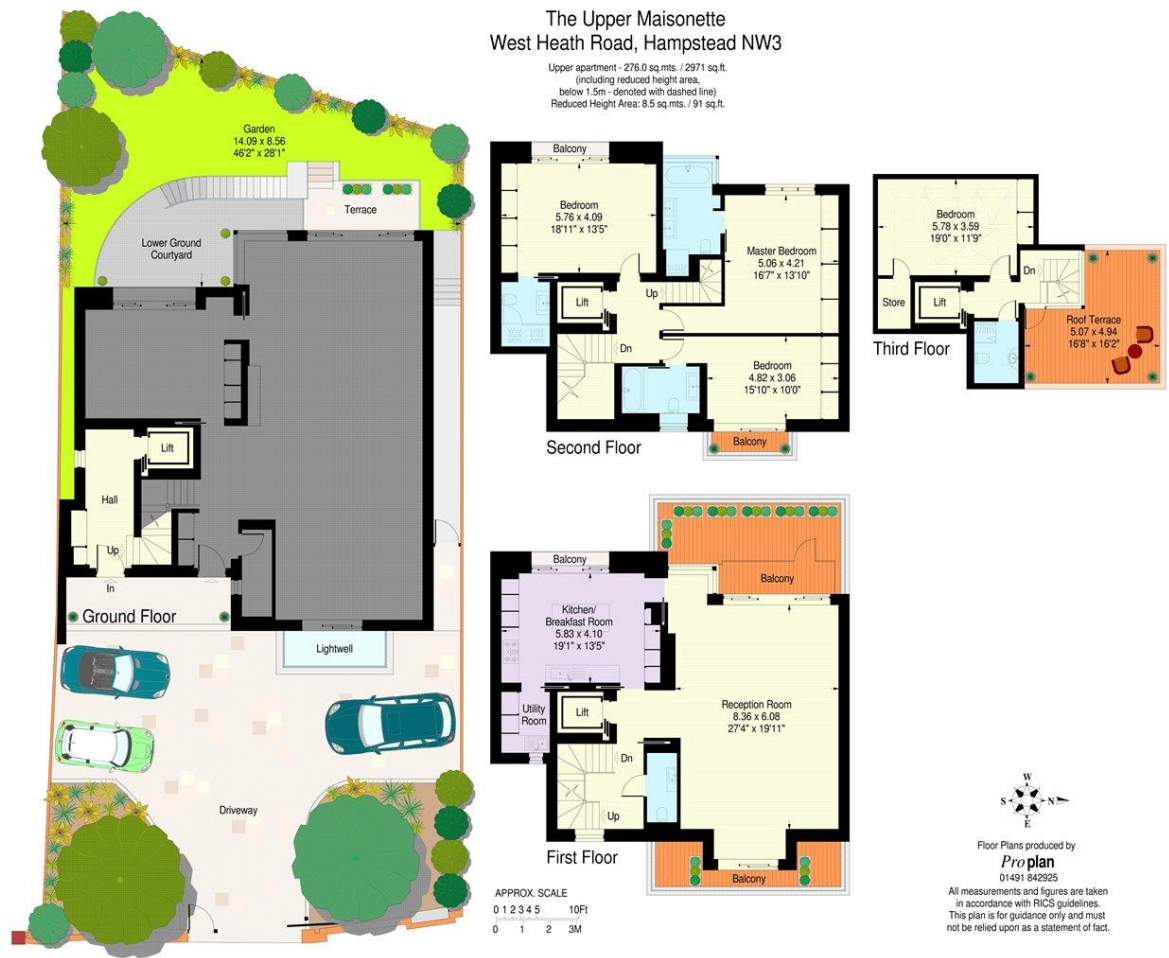
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West Heath Road, Hampstead, London, NW3
Gross Internal Area 2880 sq ft, 267.6 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(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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