

# WEST HEATH ROAD

HAMPSTEAD LONDON NW3





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## CONTEMPORARY LIVING IN THE HEART OF HAMPSTEAD

179 West Heath Road, an exceptional new development nestled in one of London's most sophisticated and serene neighbourhoods. This striking collection of five boutique apartments offers two and three-bedroom spaces, crowned by a chic three-bed penthouse. Each residence is meticulously crafted to the highest standards, offering comfort, style, and value.

## INTERIORS

Every apartment at 179 West Heath Road showcases refined design and exceptional craftsmanship. Enter your new home through a secure and tranquil lobby, adorned with natural stone flooring and warm wood panelling.

Living rooms are spacious, featuring high-quality materials and floor-to-ceiling windows that ensure natural light throughout the day.

The open-plan German designed kitchens are equipped with polished stone worktops and integrated appliances,

including a built-in oven, microwave combi, and hot and cold filter tap. LED strip lighting in recessed ceilings and downlights adds a contemporary touch to these functional and stylish spaces.

Bedrooms are designed for peace and privacy, with sound-proofed walls.. Neutral walls and mirrors enhance natural light, and full-height wardrobes provide ample storage.

Bathrooms are fitted with Villeroy and Boch sinks, GSI Swirlflush WCs, and high-quality porcelain tiles. Underfloor heating throughout ensures warmth and comfort, while demister mirrors and vanity units with integrated basins.

## MODERN CONVENIENCES

All apartments feature underfloor heating throughout all living areas and bedrooms, and air conditioning in all master bedrooms and living rooms. Fibre broadband provides high-speed connectivity with Cat 6 wiring throughout.

## APARTMENT ONE

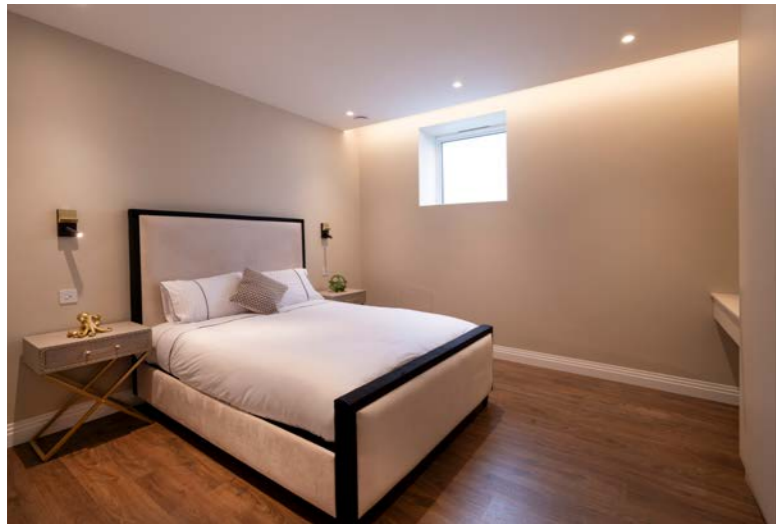
Approximate Gross Internal Area  
1,709 sq. ft / 158.77 sq. m

















**APARTMENT TWO**

Approximate Gross Internal Area  
1,297 sq. ft / 120.49 sq. m









**APARTMENT THREE**

Approximate Gross Internal Area  
780 sq. ft / 72.46 sq. m









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**APARTMENT FOUR**

Approximate Gross Internal Area  
645 sq. ft / 59.92 sq. m











**APARTMENT FIVE**

Approximate Gross  
Internal Area  
1,210 sq. ft / 112.41 sq. m  
(Including Restricted  
Height Under 1.5m)  
Restricted Height Under 1.5m  
79 sq. ft / 7.34 sq. m

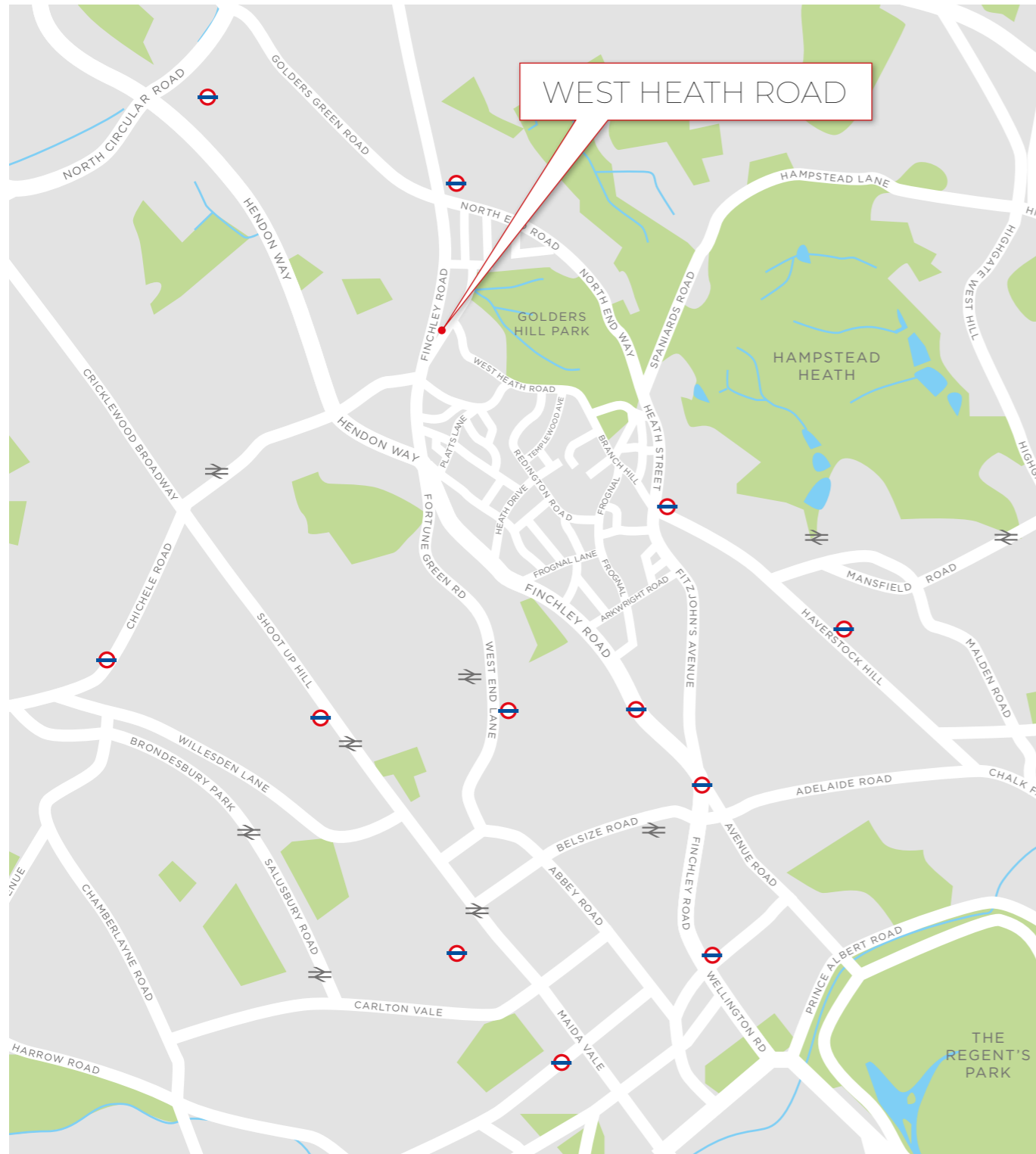












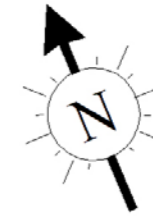
### IDEAL LOCATION

Situated on West Heath Road, this development offers a balance of green tranquillity and urban convenience. Proximity to Golders Hill Park allows you to enjoy a village lifestyle while being just minutes away from the vibrant heart of the capital. Closest Train Station Golders Green (Northern Line).

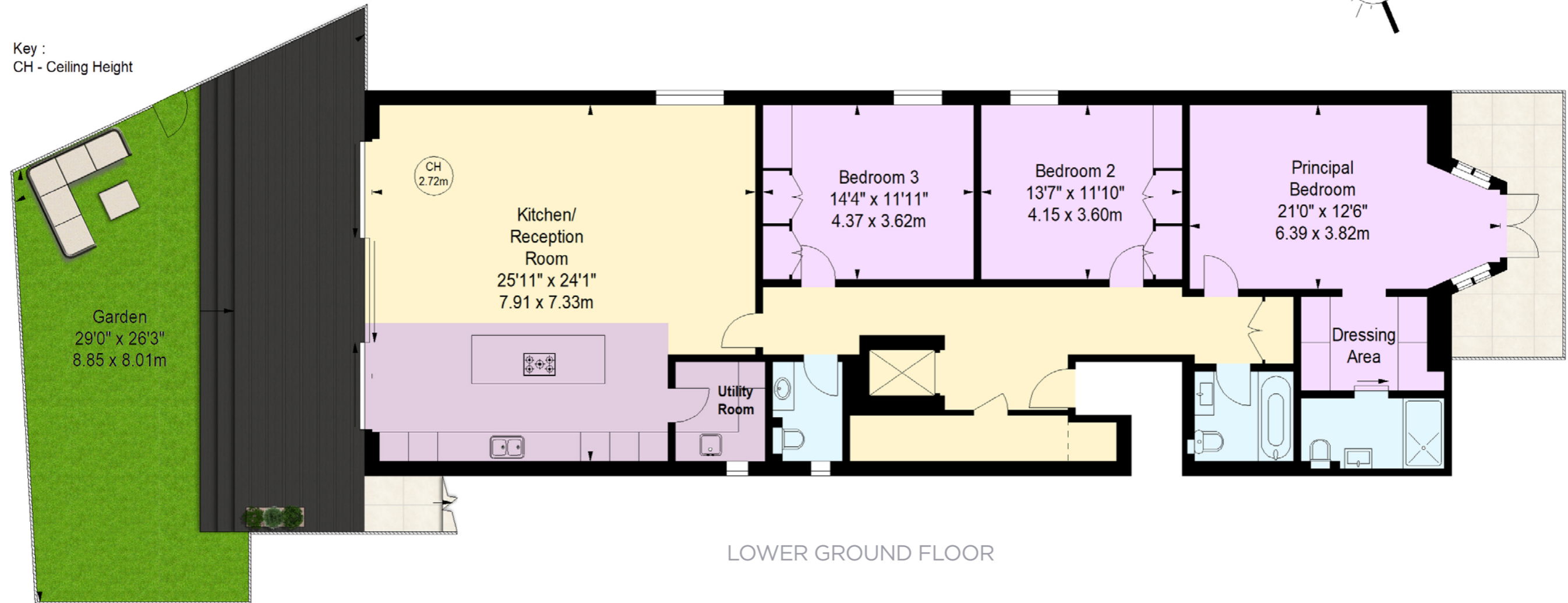


# APARTMENT ONE

Approximate Gross Internal Area  
1,709 sq. ft / 158.77 sq. m



Key :  
CH - Ceiling Height

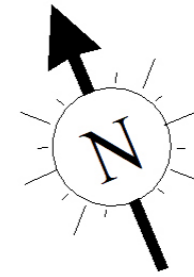


LOWER GROUND FLOOR

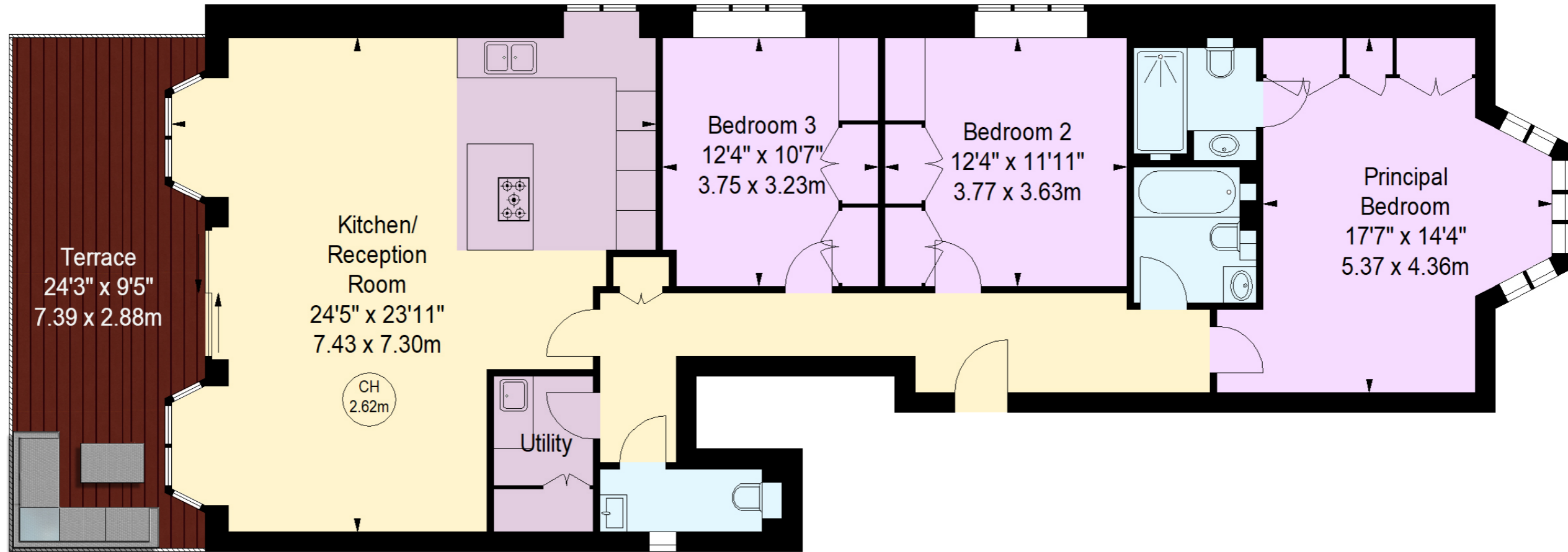


APARTMENT TWO

Approximate Gross Internal Area  
1,297 sq. ft / 120.49 sq. m



Key :  
CH - Ceiling Height

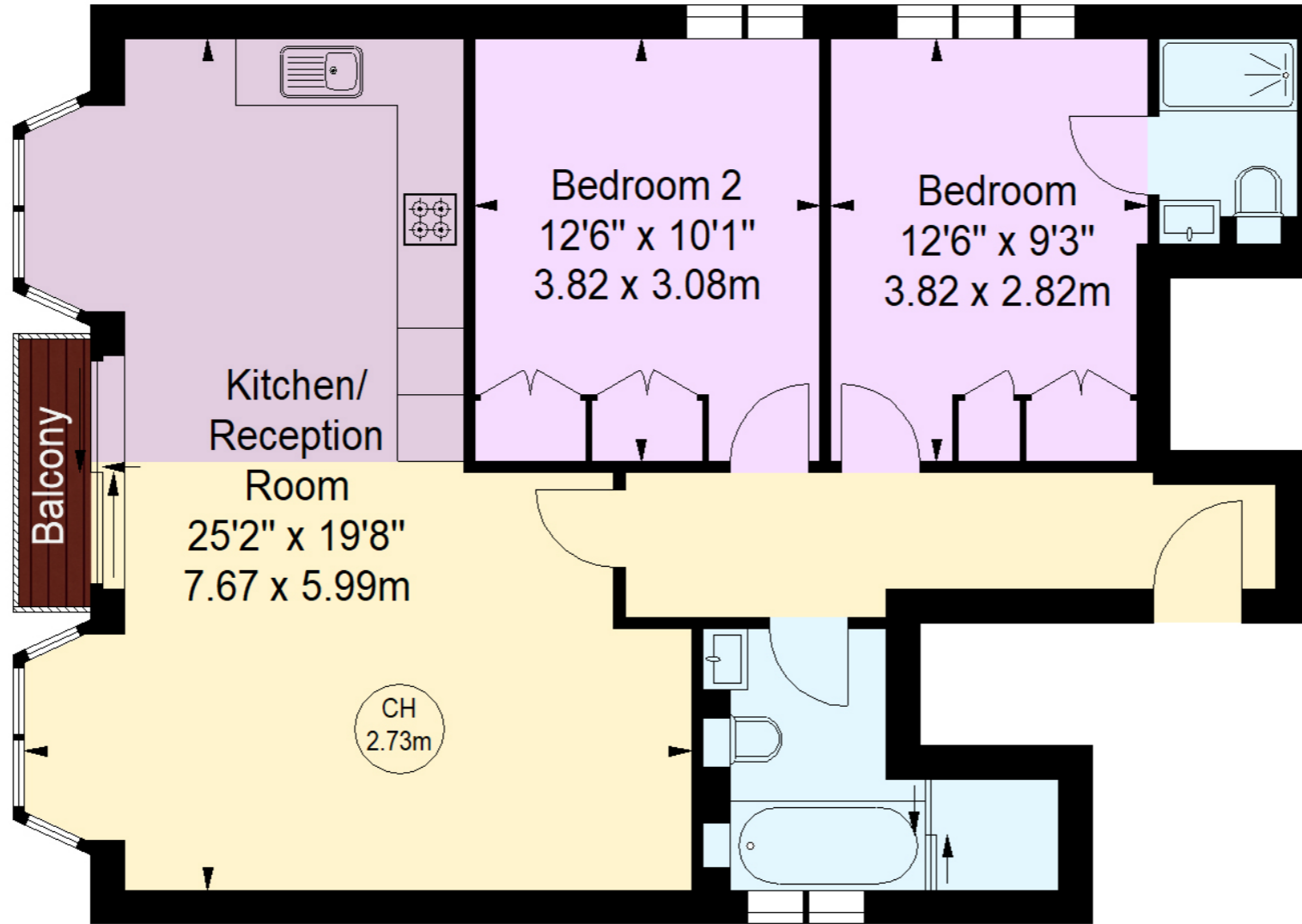


GROUND FLOOR

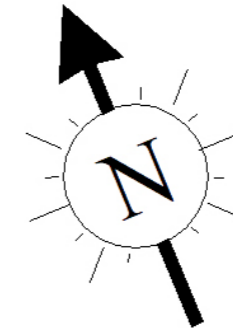


APARTMENT THREE

Approximate Gross Internal Area  
780 sq. ft / 72.46 sq. m



Key :  
CH - Ceiling Height



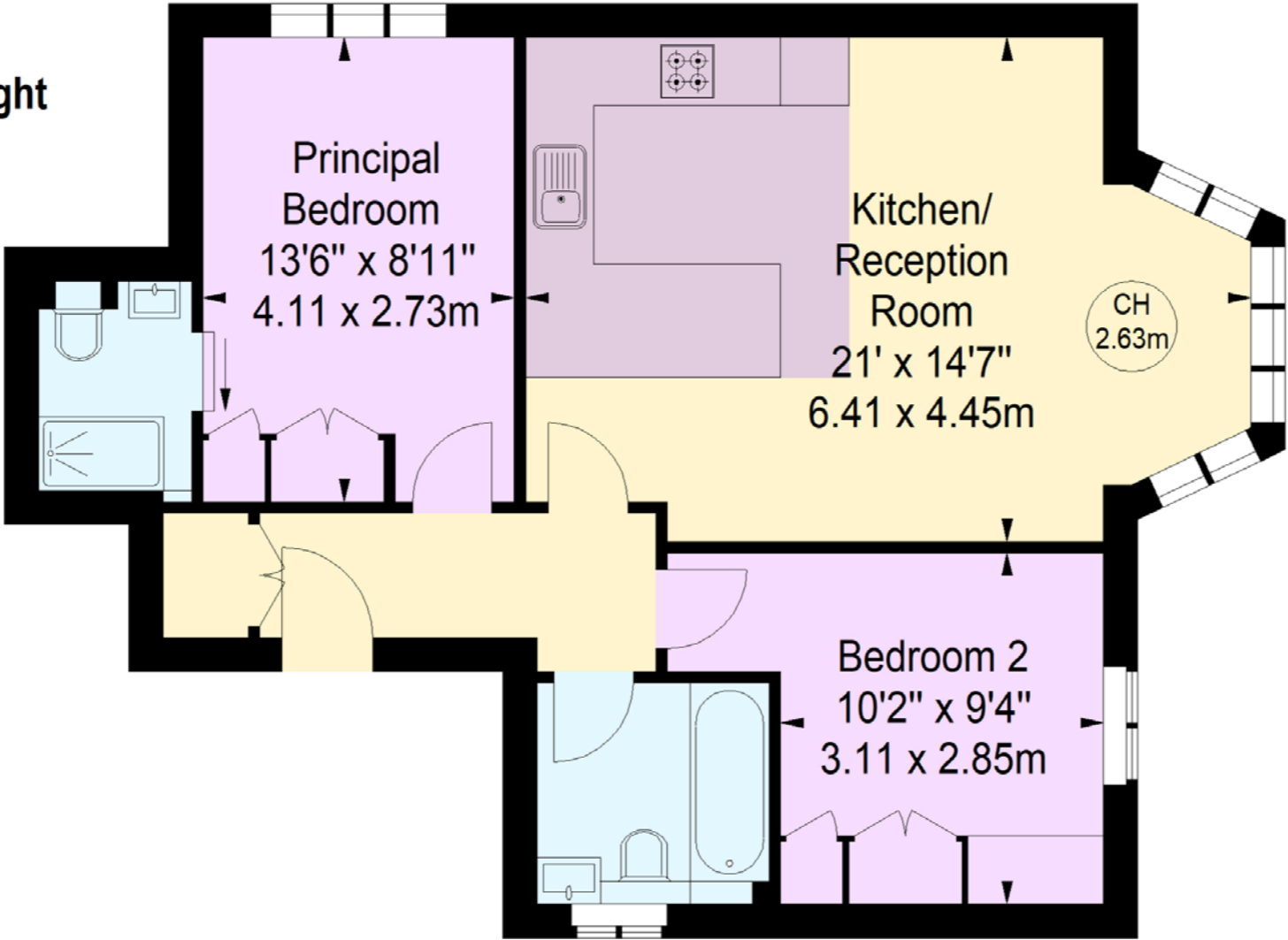
FIRST FLOOR



APARTMENT FOUR

Approximate Gross Internal Area  
645 sq. ft / 59.92 sq. m

Key :  
CH - Ceiling Height



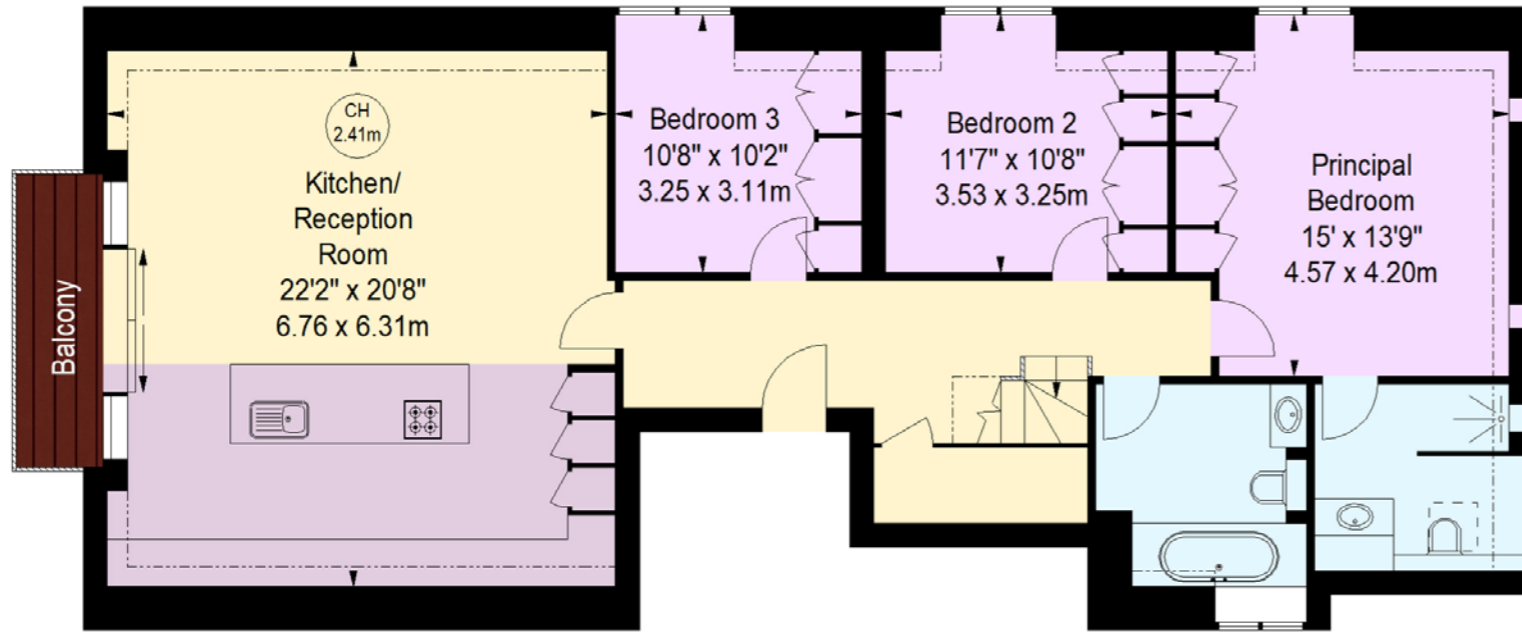
FIRST FLOOR



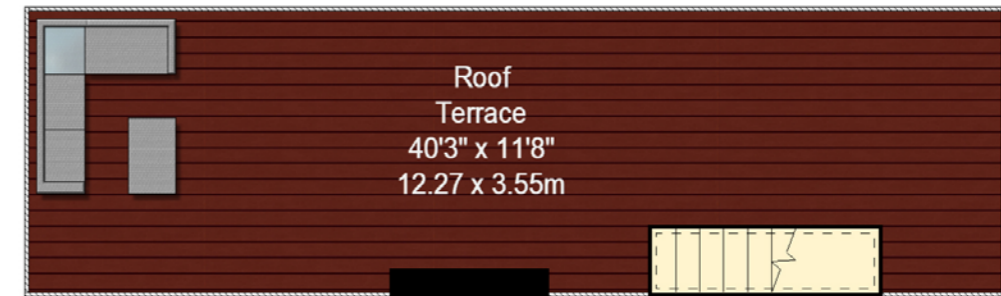
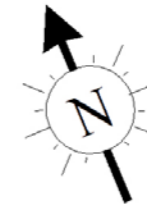
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Approximate Gross Internal Area  
1,210 sq. ft / 112.41 sq. m  
(Including Restricted Height Under 1.5m)  
Restricted Height Under 1.5m  
79 sq. ft / 7.34 sq. m

Key :  
CH - Ceiling Height



SECOND FLOOR



THIRD FLOOR







## AVAILABLE APARTMENTS

<b>FLAT 1</b> (GARDEN LEVEL)	<b>FLAT 2</b> (GROUND FLOOR)	<b>FLAT 3</b> (1st FLOOR)	<b>FLAT 4</b> (1st FLOOR)	<b>FLAT 5</b> (PENTHOUSE - 2nd TOP FLOOR)
<b>BEDS: 3</b>	<b>BEDS: 3</b>	<b>BEDS: 2</b>	<b>BEDS: 2</b>	<b>BEDS: 3</b>
<b>SQ FT: 1,709</b>	<b>SQ FT: 1,297</b>	<b>SQ FT: 780</b>	<b>SQ FT: 645</b>	<b>SQ FT: 1,210</b>
<b>ASKING PRICE:</b> <b>£1,900,000</b>	<b>ASKING PRICE:</b> <b>£1,550,000</b>	<b>ASKING PRICE:</b> <b>£895,000</b>	<b>ASKING PRICE:</b> <b>£775,000</b>	<b>ASKING PRICE:</b> <b>£1,600,000</b>
<b>£ PER SQ FT: £1,111</b>	<b>£ PER SQ FT: £1,195</b>	<b>£ PER SQ FT: £1,147</b>	<b>£ PER SQ FT: £1,201</b>	<b>£ PER SQ FT: £1,322</b>

## FURTHER INFORMATION

**PARKING: ELIGIBILITY FOR ON-STREET PERMITS**

**TENURE: SHARE OF FREEHOLD**

**SERVICE CHARGE: £1.5-£2.5K PA APPROXIMATELY**

**GROUND RENTS: NONE**

**WARRANTY: 10 YEARS FROM COMPARIQO**

# ASTON CHASE

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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.