



WEST HEATH ROAD

Hampstead
London
NW3

Asking Price
£6,250,000

Multiple Agent

An exceptional contemporary detached residence, forming part of a luxury development situated in one of Hampstead's most desirable locations close to Hampstead Heath.

You enter the development through secured gates with a security guard on-site and landscaped gardens.

On the ground floor, there is a beautiful fully fitted kitchen that leads onto a dining room followed by an exceptional reception room with an abundance of natural light and direct access to the southwest facing garden. Downstairs on the lower ground floor, there is a guest or staff bedroom suite as well as brilliant leisure facilities which includes a large swimming pool, relaxation area, sauna, steam and shower rooms.

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com

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£6,250,000
Subject To Contract

Multiple Agent

Freehold

The first floor of the house includes the principal bedroom suite with two en-suite bathrooms and walk-in dressing. Also, there is another bedroom suite on this floor. Upstairs on the second floor, there are a further three bedrooms, all with en-suite bathrooms and a balcony.

Other features include computerised lighting, an integrated stereo system, lift to all floors, air conditioning and private underground parking.

Located within a short walk of both Hampstead Heath and Golders Hill Park as well as the wide choice of transport facilities including Hampstead and Golders Green underground stations and many bus routes.

PLEASE NOTE: images shown reflect when the property was previously furnished



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ACCOMMODATION

- Six Bedrooms
- Eight Bathrooms
- Three Reception Rooms
- Swimming Pool
- Gym
- Cinema
- Lift
- Garden
- Off Street Parking

AMENITIES

- Swimming Pool
- Comfort Cooling
- Leisure Complex

COUNCIL TAX: H

EPC RATING: C

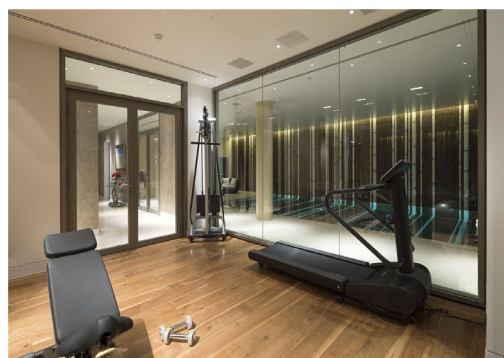
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Approximate Gross Internal Area = 677.1 sq m / 7288 sq ft
(Excluding Void & Including Swimming Pool / Lift)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	81
(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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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.