



# WEST HEATH ROAD

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HAMPSTEAD, NW3

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A spectacular low-built detached house, offered in excellent condition and set back from the road behind electronic gates. This lateral home boasts excellent ground floor entertaining space by way of a 28' reception room with vaulted ceiling, separate dining area and a kitchen/breakfast room which leads to the family room with access to the beautiful and well maintained garden. In addition, the ground floor also enjoys a large double bedroom, study/bedroom, 4 separate bathroom, guest cloakroom and second courtyard garden.

The first floor provides the principal bedroom with en-suite bathroom and dressing room, plus there is the third bedroom with en-suite bathroom and a galleried library area overlooking the main reception room. This wonderful home also enjoys a home gym, cinema room and plenty of storage on the lower ground floor, as well a single lock up garage and additional secure parking for 3-4 cars on the drive.

Conveniently situated within less than a mile's walk to both Hampstead Village and Golders Green, and the wide choices of shops, cafes, transport facilities (Northern Line) and the huge open expanses of both Hampstead Heath and Golders Hill Park.





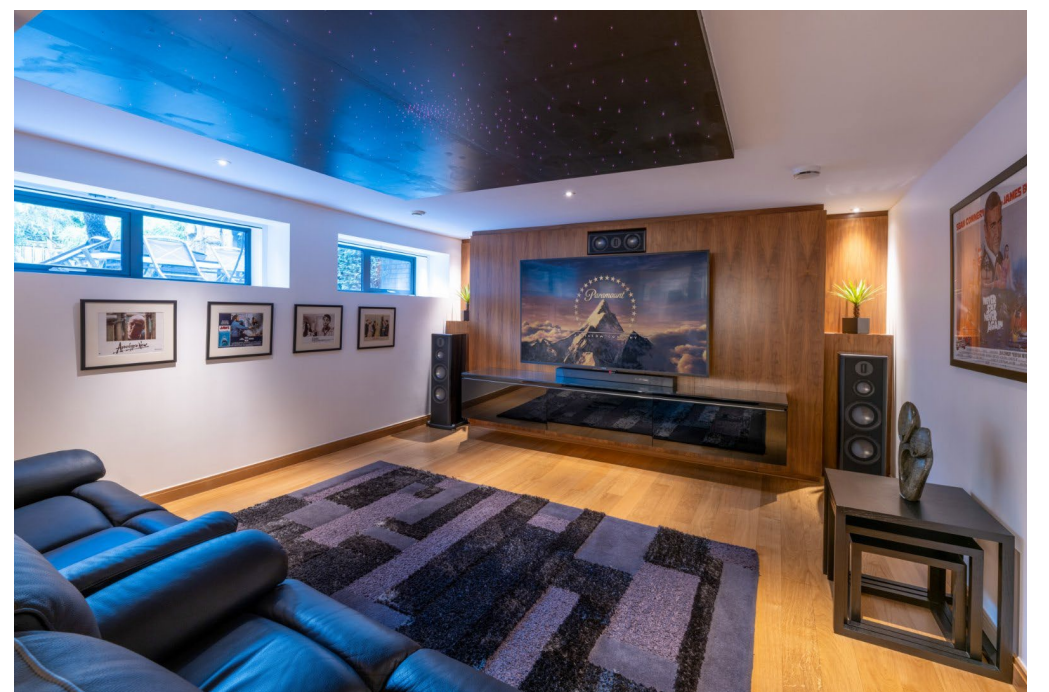










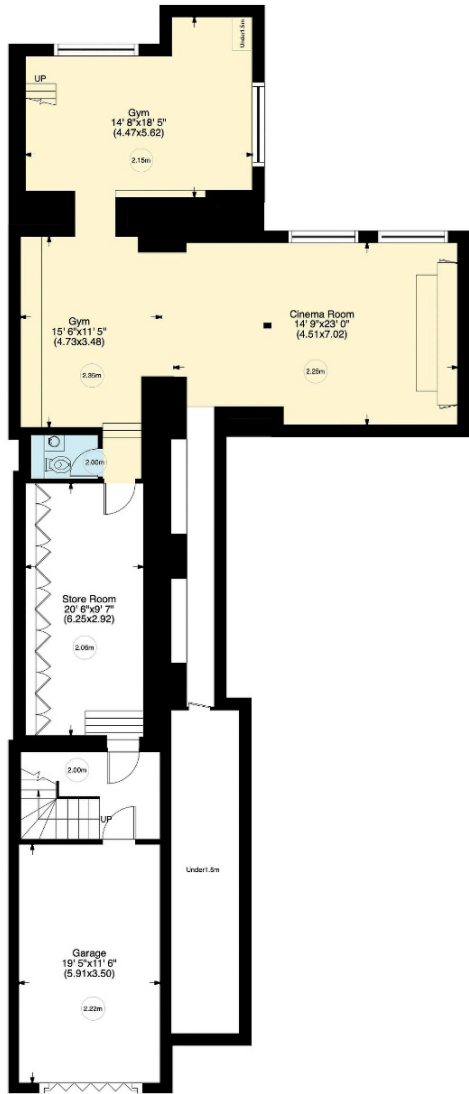




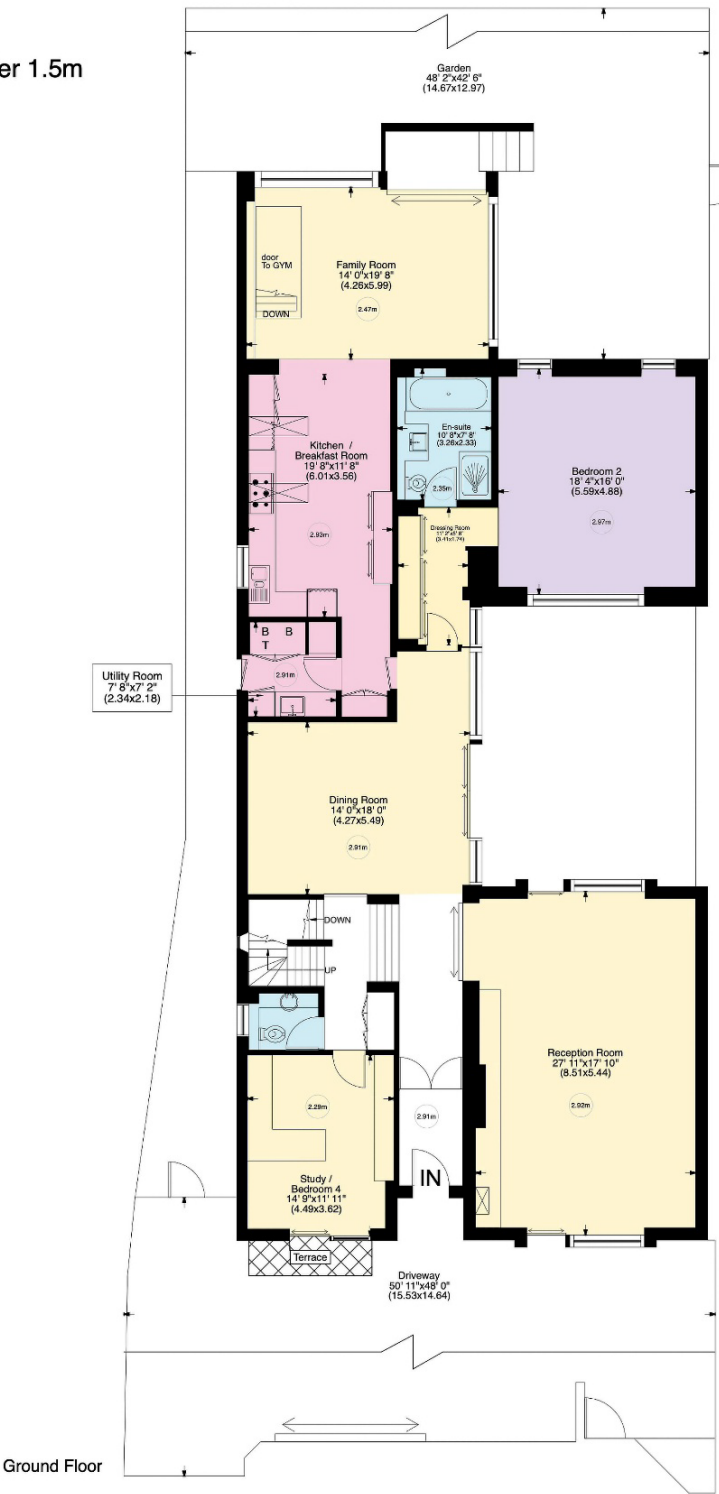




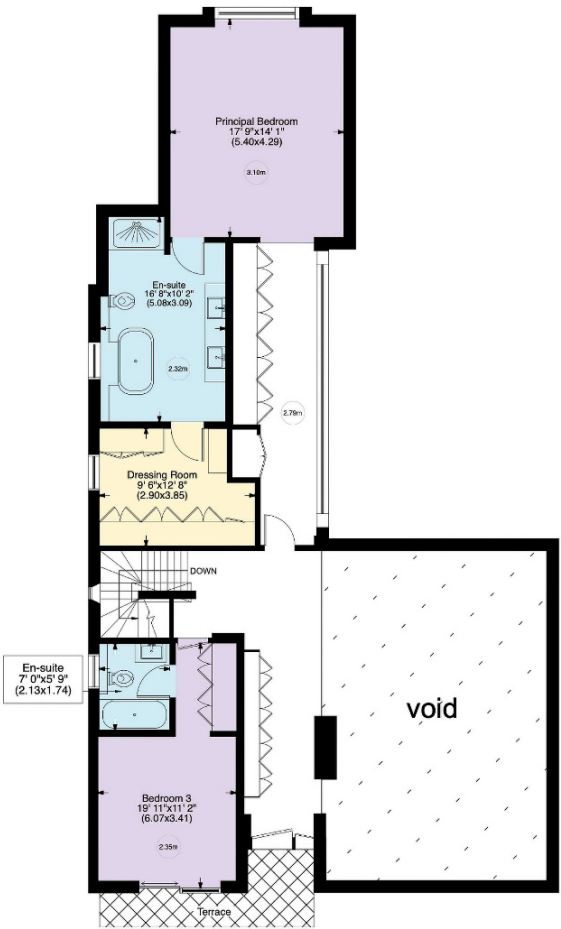
West Heath Road NW3  
Gross internal area (approx.)  
485 Sq m (5223 Sq ft) Including Garage, under 1.5m  
468 Sq m (5039 Sq ft) Including Garage, Excluding under 1.5m  
For identification only, Not to Scale



Lower Ground Floor



Ground Floor



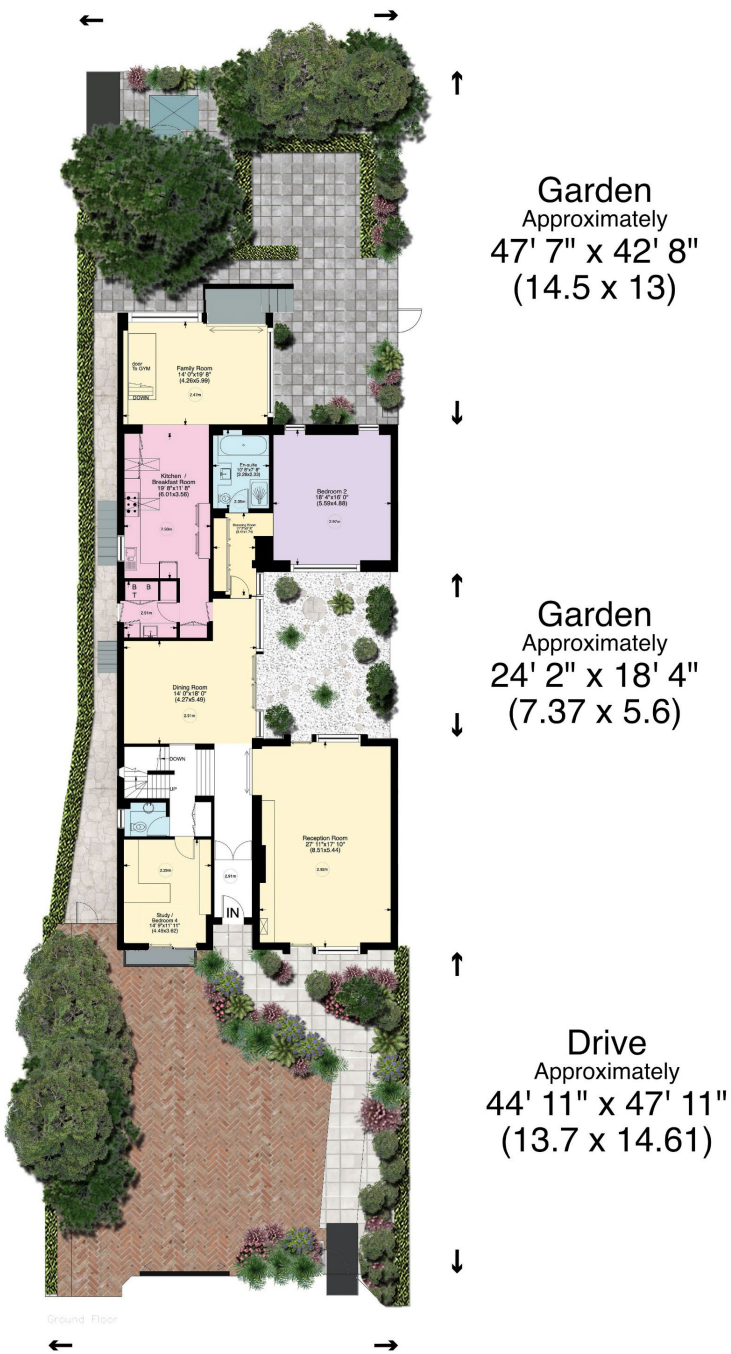
First Floor

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Not to Scale, for guidance only and must not be relied upon as a statement of fact. All measurements areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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Acre 0.167 (approx.)

For identification only, Not to Scale



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TENURE: FREEHOLD

COUNCIL TAX: H

EPC: D

ASKING PRICE: £5,995,000

JOINT SOLE AGENT

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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.