



glentree

RENTALS

020 8209 1144

www.glentree.com



35a West Heath Place, Hodford Road, NW11

2 Bedrooms | Duplex Apartment | 2 Bathrooms | Private Terrace | 24 Hr Concierge | Available Now |

A large two bedroom, two bathroom, duplex apartment set over the upper ground and ground levels of this well-established and popular block on Hodford Road. The apartment comprises two double bedrooms, two bathrooms (one en-suite), open plan reception, private terrace/garden, one parking space. This development offers a private resident's gym, 24 hour concierge/security and use of the communal gardens.

The development is located centrally and within easy reach of Golders Green Tube Station, Temple Fortune and Hampstead High street.

Available now.

TWO DOUBLE BEDROOMS; TWO BATHROOMS (ONE EN-SUITE); LARGE OPEN PLAN RECEPTION ROOM; PRIVATE TERRACE/GARDEN; ONE SECURE UNDERGROUND PARKING SPACE; COMMUNAL GARDENS; RESIDENT'S GYM; 24 HOUR CONCIERGE/SECURITY

SOLE AGENT

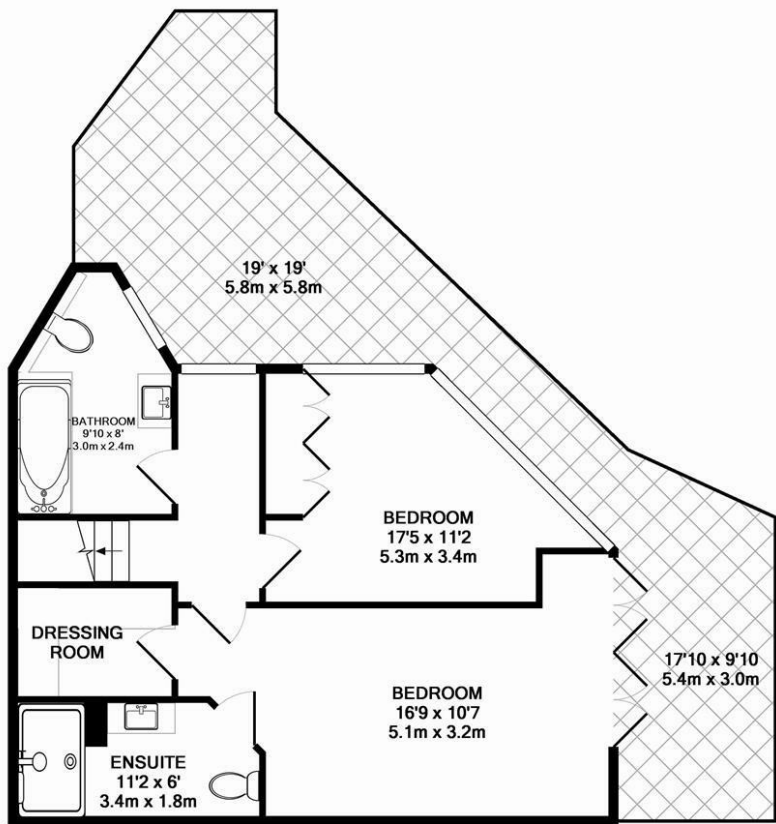
£750 Per Week



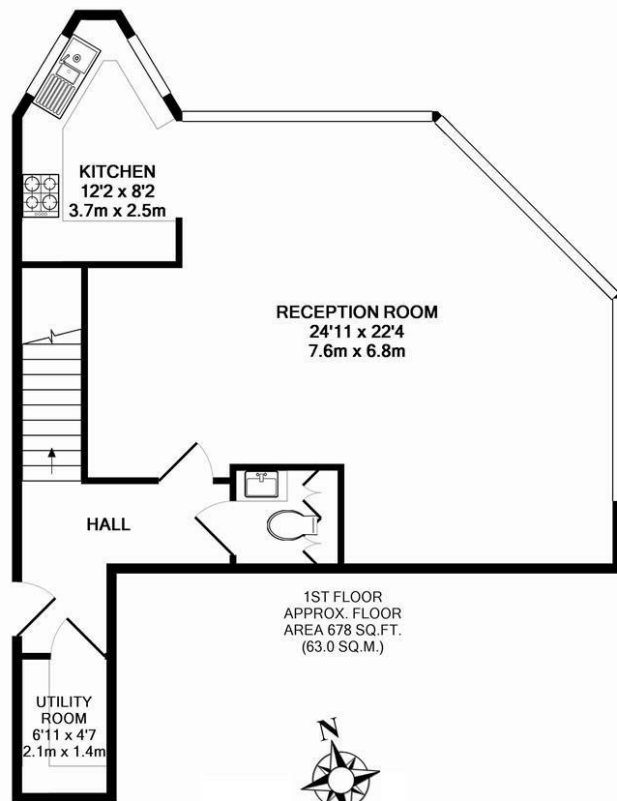
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GROUND FLOOR
APPROX. FLOOR
AREA 625 SQ.FT.
(58.0 SQ.M.)



RECEPTION ROOM
24'11 x 22'4
7.6m x 6.8m

HALL

UTILITY ROOM
6'11 x 4'7
2.1m x 1.4m

1ST FLOOR
APPROX. FLOOR
AREA 678 SQ.FT.
(63.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1303 SQ.FT. (121.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

