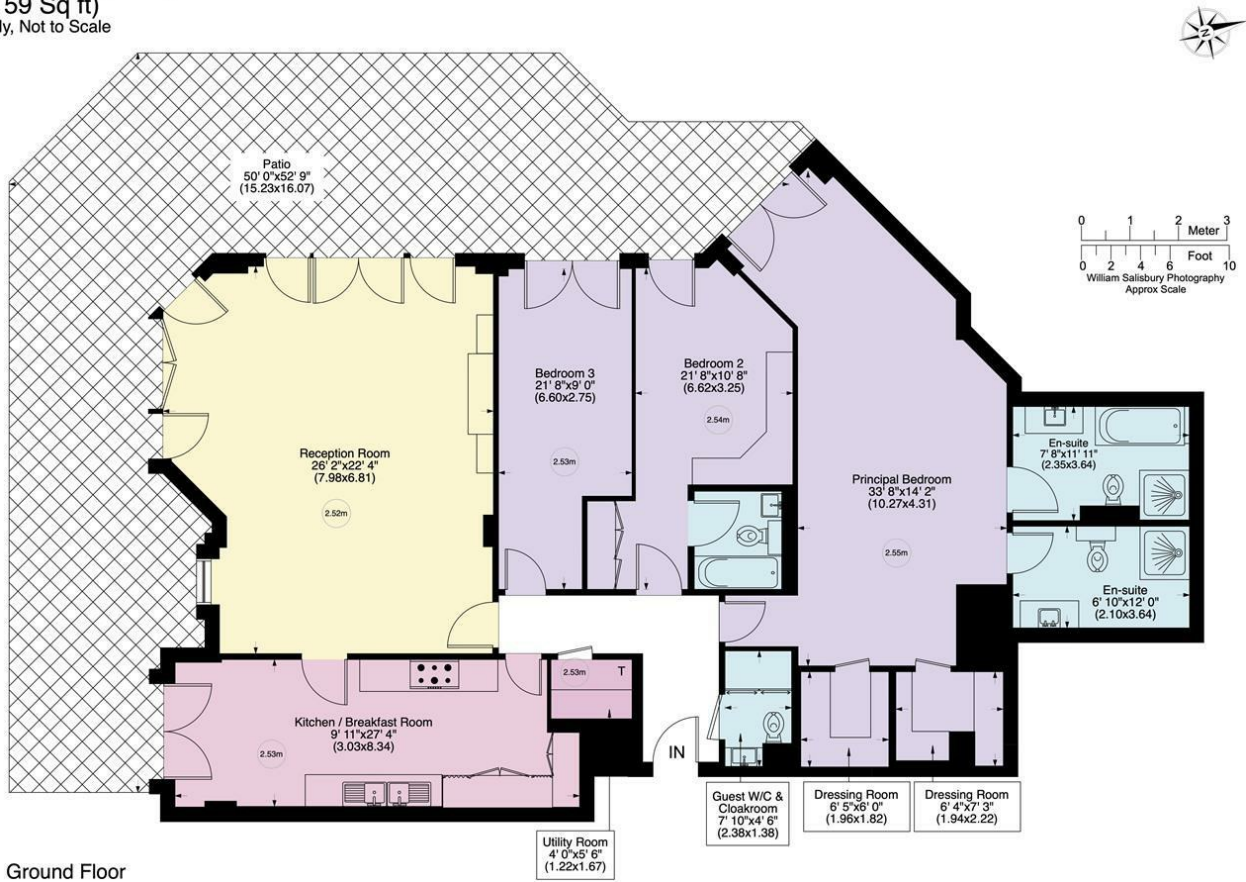


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Hodford Road NW11 8NL  
Gross internal area (approx.)  
201 Sq m (2159 Sq ft)  
For identification only, Not to Scale



Ground Floor

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).

CELEBRATING  
40  
YEARS



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## West Heath Place, 1B Hodford Road NW11

A stunning & highly desirable 3 bedroom, 3 bathroom garden floor apartment situated in this established block on the corner of The Finchley Road & Hodford Road.

West Heath Place offers luxury living with its 24 hr concierge & security, underground parking, lift to all floors, well manicured communal gardens, hotel style lobby & resident's gym. The development is situated close to Golders Green Tube Station and to the shopping centres of Hampstead & Temple Fortune.

The apartment spans 2,160 sq ft and offers a fabulous wide, south-west facing terrace with views over and direct access to the beautifully manicured communal garden. The accommodation comprises 22' x 26' reception room, dining room, kitchen/diner, utility room, beautifully appointed master bedroom with x2 dressing room & x2 his/her en-suite bathrooms, two further bedrooms (one with en-suite), underfloor heating, comfort cooling, two underground parking spaces & a storage room.

Contact us to arrange your viewing.

THREE BEDROOMS; MASTER BEDROOM WITH HIS / HER BATHROOMS AND DRESSING ROOMS; GENEROUS RECEPTION ROOM WITH LARGE SOUTH-FACING TERRACE WITH VIEWS OVER COMMUNAL GARDEN AS WELL AS DIRECT ACCESS; EAT-IN KITCHEN; SEPARATE DINING ROOM; THREE BATHROOMS; UTILITY ROOM; 2 UNDERGROUND PARKING SPACES; STORAGE ROOM; RESIDENT'S GYM; HOTEL-STYLE 24 HOUR CONCIERGE/SECURITY; COMMUNAL GARDENS

**JOINT SOLE AGENT**

**£2,395,000**



