



West Heath Place, 1b Hodford Road, NW11

An exceptionally well presented 2 bedroom, 2 bathroom (one en-suite) fourth floor apartment, situated in this luxurious and established block on the corner of The Finchley Road & Hodford Road, bordering Hampstead & Golders Green. The apartment boasts a large living room with open plan kitchen, 2 double bedrooms, master en suite bathroom, family bathroom, underground parking and a private balcony.

The development amenities include onsite gymnasium for use of residents & 24 hr concierge/security. West Heath Place is conveniently situated for Golders Green Northern Line Tube Station & the fashionable shopping centres of both Temple Fortune & Hampstead High Street. Viewing is highly recommended.

2 BEDROOMS; 2 BATHROOMS (ONE EN-SUITE); LARGE OPEN PLAN LOUNGE/DINING ROOM & KITCHEN; MIELE APPLIANCES; PRIVATE BALCONY; GYMNASIUM; UNDERGROUND PARKING; 24 HOUR CONCIERGE/SECURITY; STORAGE ROOM; COMMUNAL GARDEN; SHARE OF FREEHOLD; CLOSE TO LOCAL AMENITIES

SOLE AGENT

Asking Price £815,000



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GROUND FLOOR

- APARTMENT 34

- N/A

SECOND FLOOR

- APARTMENT 37

- N/A

THIRD FLOOR

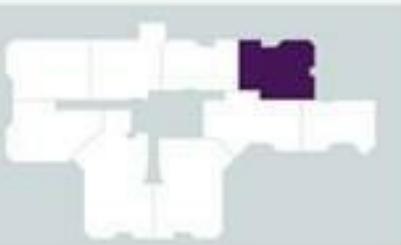
- APARTMENT 41

FOURTH FLOOR

- APARTMENT 45

FIFTH FLOOR

- N/A

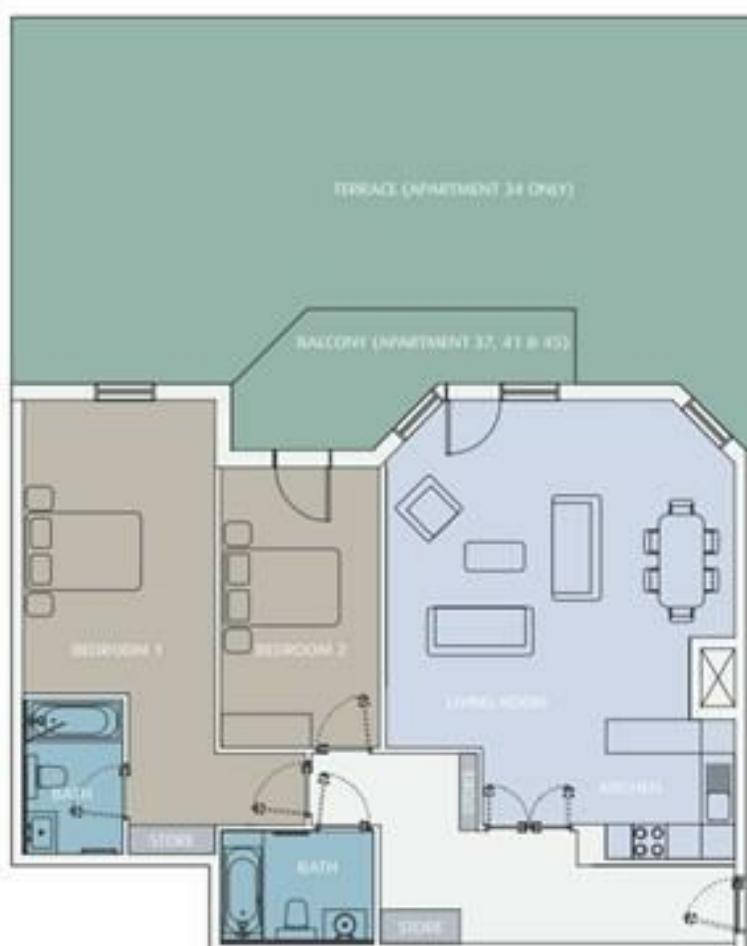


INTERIOR AREA: 110 sq.m (1184 sq.ft)

LIVING ROOM	7.47m x 6.14m	(24' 6" x 20' 2")
KITCHEN	2.40m x 2.45m	(8' 1" x 7' 10")
BEDROOM 1	7.39m x 3.38m	(24' 3" x 11' 1")
BEDROOM 2	4.94m x 2.80m	(16' 3" x 9' 2")
BALCONY (AREA)	11 sq.m	(118 sq.ft)
TERRACE (APT 30)	100 sq.m	(1,076 sq.ft)

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Apartments: 34, 37, 41, 45



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		83
(69-80) C		
(55-68) D		
(39-54) E	39	
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

