



1b West Heath Place, Hodford Road, London NW11 8NL

- 3 bedroom, 2 En-suites, Approximate Gross Internal Area 1924 Sq Ft / 178.9 SQ M
- Porter 24 hours
- Gym for Residents only
- One underground parking
- One storage
- Air conditioning and underground heating system
- Large balcony with garden view



PROPERTY DESCRIPTION

Exceptional Share of Freehold Apartment in prime Hampstead (NW11)

Set within a prestigious development at West Heath Place, NW11, this exceptionally large and light-filled apartment offers an impressive 1,924 Sq ft of refined living space, completed by a generous private balcony with tranquil garden views. The property features three spacious bedrooms, three luxury bathrooms including two en-suites, a large fully equipped kitchen with two access, and an elegant living space and dining area. Floor-to-ceiling proportions and excellent natural light enhance the sense of space throughout.

Residents benefit from underground heating air conditioning, 24- hours porter service, a private residents' gym, one underground parking space, and dedicated storage. The apartment is offered with a share of freehold, adding long term value and security.

Perfectly positioned at the Hampstead / Golders Green border, at the end of Finchley Road, this beautiful location provides easy access to Hampstead Heath, excellent Schools, local amenities, and transport links.

Bus route 13 offers direct connection to Oxford Street, reaching Marks & Spencer in approximately 17 minutes.

A rare opportunity to acquire a substantial, high-quality home in one of North West London's most desirable postcodes.



ROOM DESCRIPTIONS

A beautiful apartment offering Living, Light, and Space

Living and entertainment Space

The expansive main living area is the true heart of this exceptional flat, offering a wonderfully bright and versatile space ideal for both entertaining and everyday living. Generously proportioned, it flows seamlessly onto a large private balcony, creating an effortless indoor-outdoor feel perfect for morning coffee or evening gatherings. The living space also benefits from direct access to the kitchen, enhancing both practicality and sociability.

Kitchen

The kitchen is impressively sized and thoughtfully designed, featuring two separate entrances that provide excellent flow between the living and hallway areas. This dual access makes it ideal for entertaining while keeping the space highly functional for daily use. With ample room for storage, preparation, and movement, it is perfectly suited to both casual family meals and hosting guests.

Overall Floor

With an impressive total internal area of 1,924 sq ft, this outstanding flat combines generous proportions, excellent flow, and multiple private outdoor and bathroom spaces. It is a rare opportunity to acquire a beautifully balanced home that effortlessly blends luxury, functionality, and lifestyle appeal.

Master Bedroom with En-Suite

The master bedroom is a calm and luxurious retreat, generously sized to accommodate a large bed and additional furniture while maintaining a serene atmosphere. It is complemented by a spacious en-suite bathroom, offering a private, spa-like experience with excellent proportions that elevate everyday comfort.

Second and Third Bedrooms

Second Bedroom with En-Suite

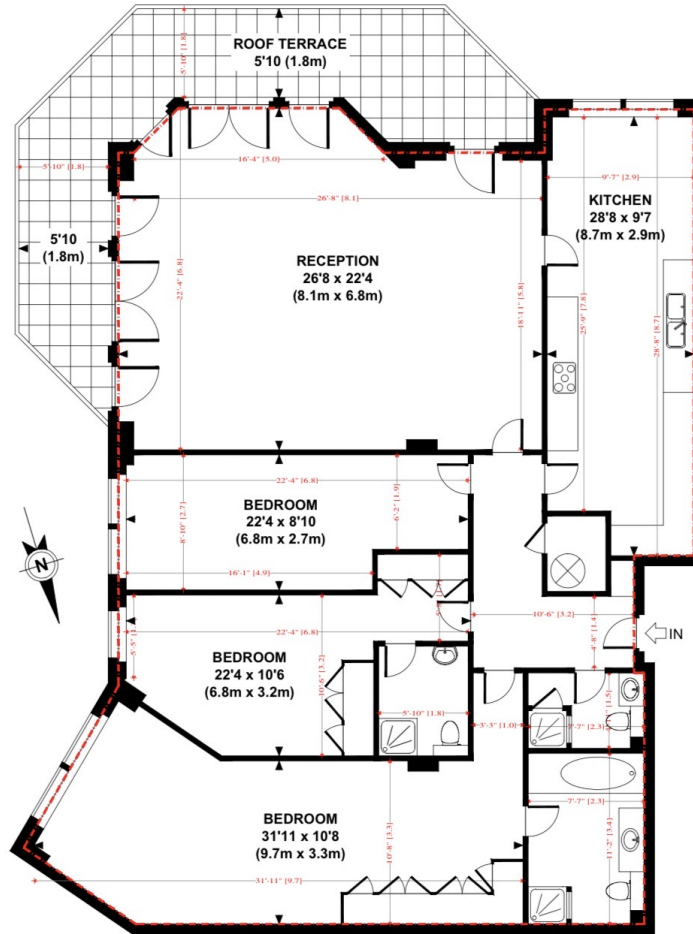
The second bedroom is another well-proportioned space, benefiting from its own en-suite bathroom. Ideal for guests and family members, this room offers both privacy and comfort, making it a highly flexible addition to the home.

Third Bedroom

The third bedroom is bright and generously sized, suitable as a guest room, children's bedroom or as a premium home office. Its layout allows for excellent use of space while remaining close to the main bathroom, ensuring convenience without compromising privacy.



West Heath Place, NW11



FIRST FLOOR area 276994 square in. (1923.57 square ft.)

APPROXIMATE GROSS INTERNAL AREA 1924 SQ FT / 178.9 SQ M

Whilst every attempt has been made to ensure the accuracy of this floor plan; measurements of door, windows, rooms and all other items are approximate. No responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only, and should be treated as such.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(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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