



**BEAUCHAMP
ESTATES**

West Heath Road

HAMPSTEAD





A substantial detached family home in Hampstead.



Exterior

Set back from West Heath Road behind electronic gates and a broad private driveway, this substantial detached house offers privacy, scale and generous off-street parking. To the rear, a landscaped garden arranged over three levels gives the property strong outdoor space for entertaining, children's play or quieter day-to-day use.

Highlights

- Secure electronic gates
- Bright open-plan spaces
- Generous reception room
- Landscaped garden





Interiors

The house extends to approximately 3,260 sq ft and is arranged to provide excellent lateral living space across the ground floor. A generous reception room, dining room, additional reception area and playroom or office lead through to a bright open-plan kitchen and dining space, with a guest WC completing this level. Upstairs, the principal bedroom includes a walk-in dressing room and en suite bathroom, with five further bedrooms served by four additional bathrooms. One bedroom offers useful flexibility as a gym, guest room or study.

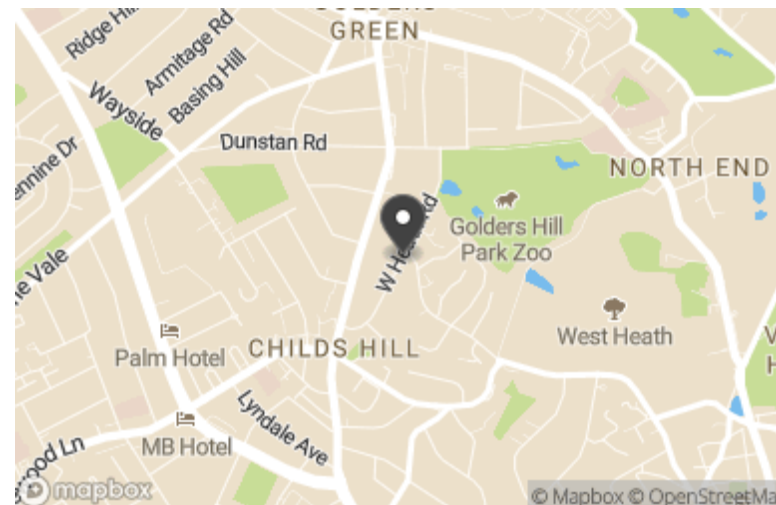


Features

- Driveway
- Garden
- Off Street Parking

Location

West Heath Road is well placed for the open spaces of West Heath and Golders Hill Park, both within walking distance. Golders Green is also nearby, with shops, cafés and transport links, making this a practical rental option for tenants seeking a well-connected home with substantial internal and external space in North West London.

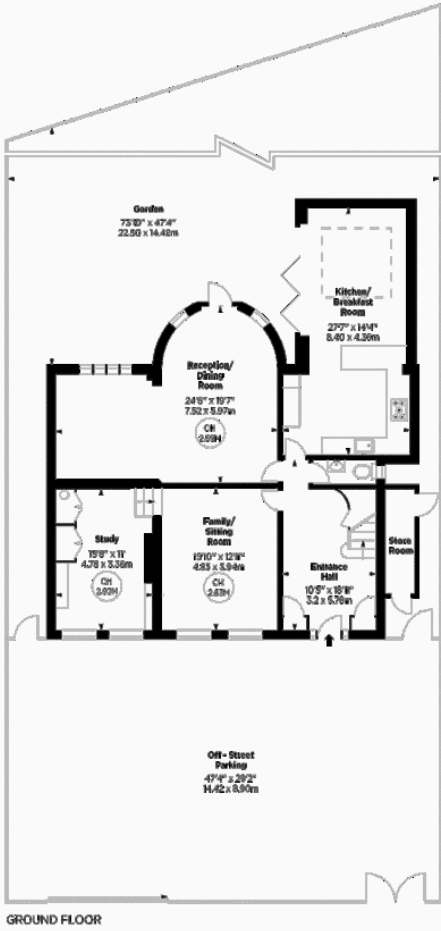


Terms

Price: £4,616 per week
Tenure:
Local Authority: Barnet
Council Tax: H

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current Potential	Very environmentally friendly - lower CO ₂ emissions	Current Potential
(82+)	A	(10+)	A
(61-81)	B	(31-101)	B
(39-60)	C	(59-150)	C
(15-58)	D	(81-151)	D
(39-54)	E	(111-181)	E
(21-38)	F	(151-221)	F
(1-20)	G	(221-300)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC	England, Scotland & Wales	EU Directive 2002/91/EC

Beauchamp Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any Areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Beauchamp Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

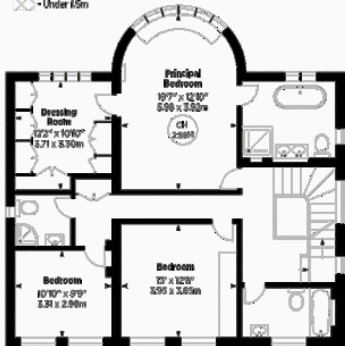


West Heath Road, NW3

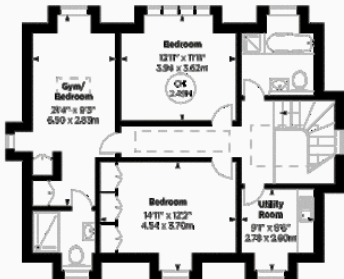
APPROX. GROSS INTERNAL AREA *
3290 Sq Ft - 305.66 Sq M
(Excluding External Storage)

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key:
CH - Ceiling Height
X - Under 45m



FIRST FLOOR



SECOND FLOOR



**BEAUCHAMP
ESTATES**

Beauchamps Estates - St Johns Wood

80 St Johns Wood High Street,
London, NW8 7SH

020 7722 9793

sjw@beauchampestates.com

www.beauchampestates.com