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Est. 1998

# West Heath Road
## Hampstead
## NW3

Situated on the top (second and third) floors of this luxury new development, a three bedroom, two bathroom duplex apartment of approx 2,049 sq ft, with the benefit of a private garden and the added advantage of off street parking.

A particularly notable feature of this spacious family apartment is the balcony, which spans the full width of, and is directly accessed via the kitchen/dining room on the second floor, providing wonderful views overlooking the landscaped gardens.

The living spaces enjoy stunning herringbone vinyl flooring and high efficiency timber sash windows, plus underfloor heating and air conditioning. The open plan kitchen/dining room features include integrated Miele appliances, 20 mm Quartz work tops and a Quooker tap.

The property enjoys two spacious double bedrooms, plus a study/third bedroom. The principal bedroom has the benefit of a full ensuite bathroom and walk-in dressing area. The bathrooms feature Porcelanosa sanitary ware, Hansgrohe brass ware and large format porcelain tiling to walls and floors.

There are also PV solar panels installed as a green measure to reduce energy bills.

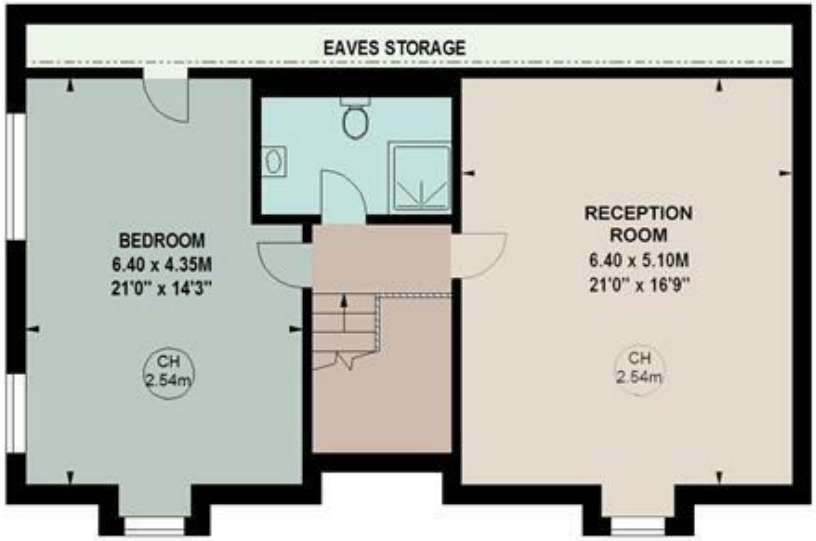
High Beeches is a collection of six luxury apartments offering a sophisticated living experience, with stunning architecture, luxurious interiors and a convenient location, only moments from the vast spaces of Hampstead Heath and Golders Hill Park.

**£6,933 Per Month**

**SOLE AGENT**

# High Beeches, NW3

**Approximate gross internal area**
**(Excluding Eaves)**
**190.35 sq m / 2049 sq ft**
**Eaves**
**8.36 sq m / 90 sq ft**




Key:
CH - Ceiling Height

829 sq ft

## Third Floor

1220 sq ft

## Second Floor

The floor plan is not to scale and measurements and
areas shown are approximate and therefore should be used for illustrative purposes only.
The plan has been prepared in accordance with the RICS code of Measuring Practice
and whilst we have confidence in the information produced, it must not be relied on.
If there is any aspect of particular importance, you should carry out or
commission your own inspection of the property.
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