



WEST HEATH COURT, GOLDERS GREEN, LONDON, NW11
£745,000 LEASEHOLD

A Smart Contemporary Flat in the Centre of Golders Green & by Golders Hill Park.

Ground Floor Flat/ Porter/ Lift/ 3 Bedrooms/
2 Bathrooms (1 En-suite)/ Comprehensively Modernised
Communal Gardens/ Amazing Location/ EPC Band: D
Council Tax Band: F



DESCRIPTION:

A truly exceptional, 3 bedroom, 2 bathrooms (1 en-suite shower room) contemporarily decorated and modernised ground floor apartment in this extremely desirable Mansion block which is located adjacent to Golders Green Tube and also Golders Hill Park.

The entire flat has undergone a significant refurbishment approximately 6 years ago by its current owners.

Internally the flat measures approximately 1282 sq ft. and has a combined living room/kitchen area which is in excess of 25' in length and more than 18' wide at its maximum. Situated to the front of the building, there is also a balcony off the living room. The 3 bedrooms are all spacious with the Master bedroom having an en-suite shower room. In addition there is a family bathroom and separate WC.

West Heath Court is both architecturally highly admired and is also most desirable for its large apartments that are so centrally located, for transport facilities and also for local amenities.

In addition there is also the benefit of a porter and well maintained communal gardens.

Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		
(81-91)	C		
(69-80)	D	65	77
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
(1-20)			
England, Scotland & Wales		EU Directive 2002/91/EC	

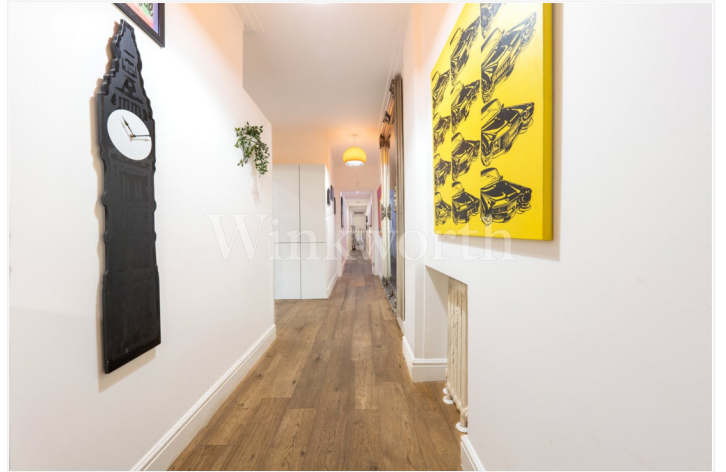
Tenure: LEASEHOLD

Term: Expires - 149 years from 29th September 1976

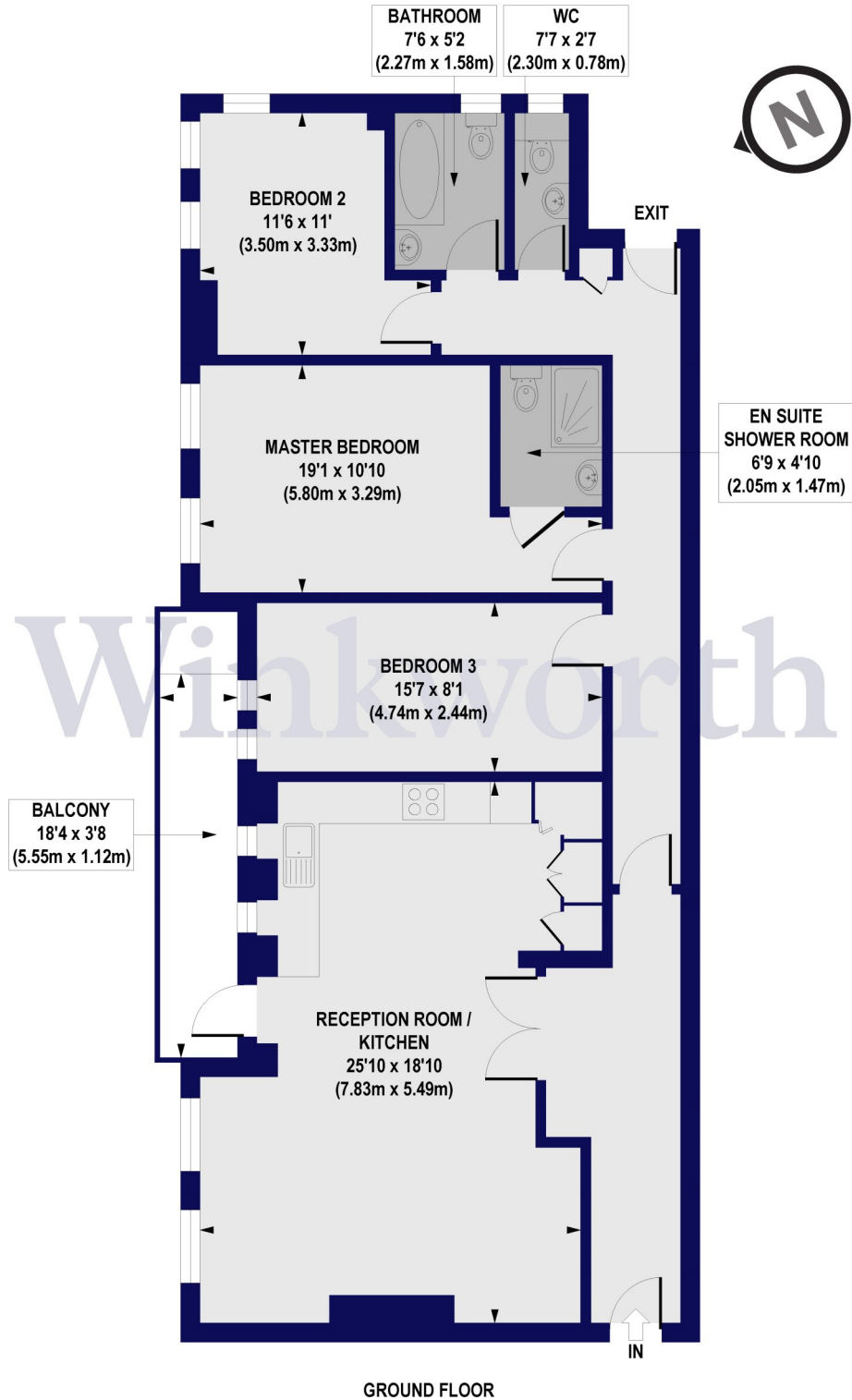
Service Charge: £5500 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F



West Heath Court, North End Road, NW11
Approx. Gross Internal Floor Area 1282 sq. ft / 119.1 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.