TK International
020 7794 8700
www.t-k.co.uk

Residential Sales
Residential Lettings
Property Management

Sales Office:
9 Heath Street
Hampstead
London NW3 6TP
E: sales@t-k.co.uk

Lettings Office:
16-18 Heath Street
Hampstead
London NW3 6TE
E: lettings@t-k.co.uk

tk.international
TK International
TK International

Est. 1998

West Heath Gardens

Hampstead
NW3

Approached via a deep carriage driveway, this low-built detached six-bedroom home (4,245 sq ft / 394 sq m) sits within a sought-after cul-de-sac just off West Heath Road, available for the first time in 30 years.

Arranged mainly over two floors, the property offers an excellent balance of spacious reception areas and well-proportioned bedrooms. The accommodation is entered via a grand reception hall leading to a 33'8" drawing room, dining room, and family room, each opening directly onto the beautifully landscaped rear garden. A large kitchen/breakfast room and separate utility room complete the ground floor.

The first floor features a principal bedroom suite with ensuite bathroom and walk-in wardrobe, three additional double bedrooms each with ensuite bathrooms, and a fifth bedroom served by a separate bathroom. The second floor provides a 22'8" bedroom with eaves storage — ideal for guests, a study, or a playroom.

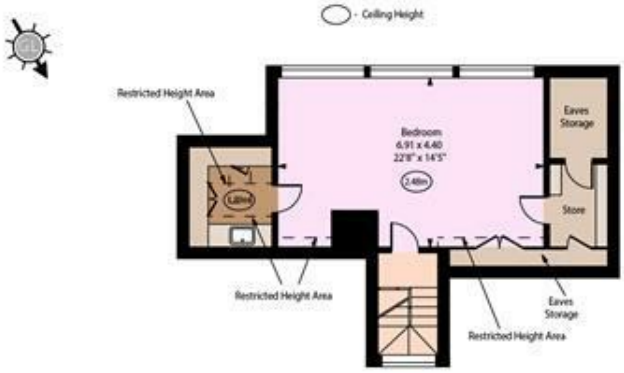
Externally, the house enjoys a delightful 53'8" southerly facing landscaped garden, an integral garage, and a carriage driveway offering parking for 4–5 cars.

Perfectly positioned within a quiet cul-de-sac, the home is within easy reach of Hampstead Village, Golders Green (Northern Line), and the open spaces of Golders Hill Park and Hampstead Heath. Bus routes to the West End are also within walking distance.

£4,275,000 **SOLE AGENT** **Freehold**

Ground Floor

West Heath Gardens, NW3



Second Floor

First Floor

Approx Gross Internal Area 4245 Sq Ft - 394.36 Sq M
(Including Garage)

Approx. Floor Area Including Restricted Heights 4372 Sq Ft - 406.16 Sq M
(Including Garage & Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldens.co.uk
Prepared for TK International
Ref. No. 029734M