



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

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TK International

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## West Heath Gardens Hampstead NW3

Located within this quiet cul-de-sac off West Heath Road, Astartes Developments are excited to present a newly developed detached double fronted 5 bedroom, 6 bathroom family home.

The house is arranged over three floors comprising 3,549sqft net (4,47sq ft gross) of internal living space with underfloor heating as well as being air conditioned. In addition, there is a 58' rear secluded garden, a garage and off-street parking for one car.

The ground floor benefits from an open plan design with the main entrance leading into the magnificent living room with glass French doors, which take you onto a hidden front patio. The ground floor area constitutes a refined formal dining room, beautifully positioned behind the chic room dividers, a spacious & functional kitchen with a large pantry, breakfast room, utility area and a cloak room.

On the first floor is the principal master suite with his & hers bespoke wardrobes and en-suite bathrooms. There are two further bedrooms each with their own en-suite bathrooms and fitted wardrobes.

On the second floor there are two double bedrooms with en suite bathrooms, each bedroom has custom-designed & fitted wardrobes. All joinery has been meticulously created in Italy, to bring a higher level of sumptuous living.

Conveniently located within a short walk to the underground (Northern Line) and the wide choice of bus routes.

**Offers in excess of £4,150,000**

**SOLE AGENT**

**Freehold**



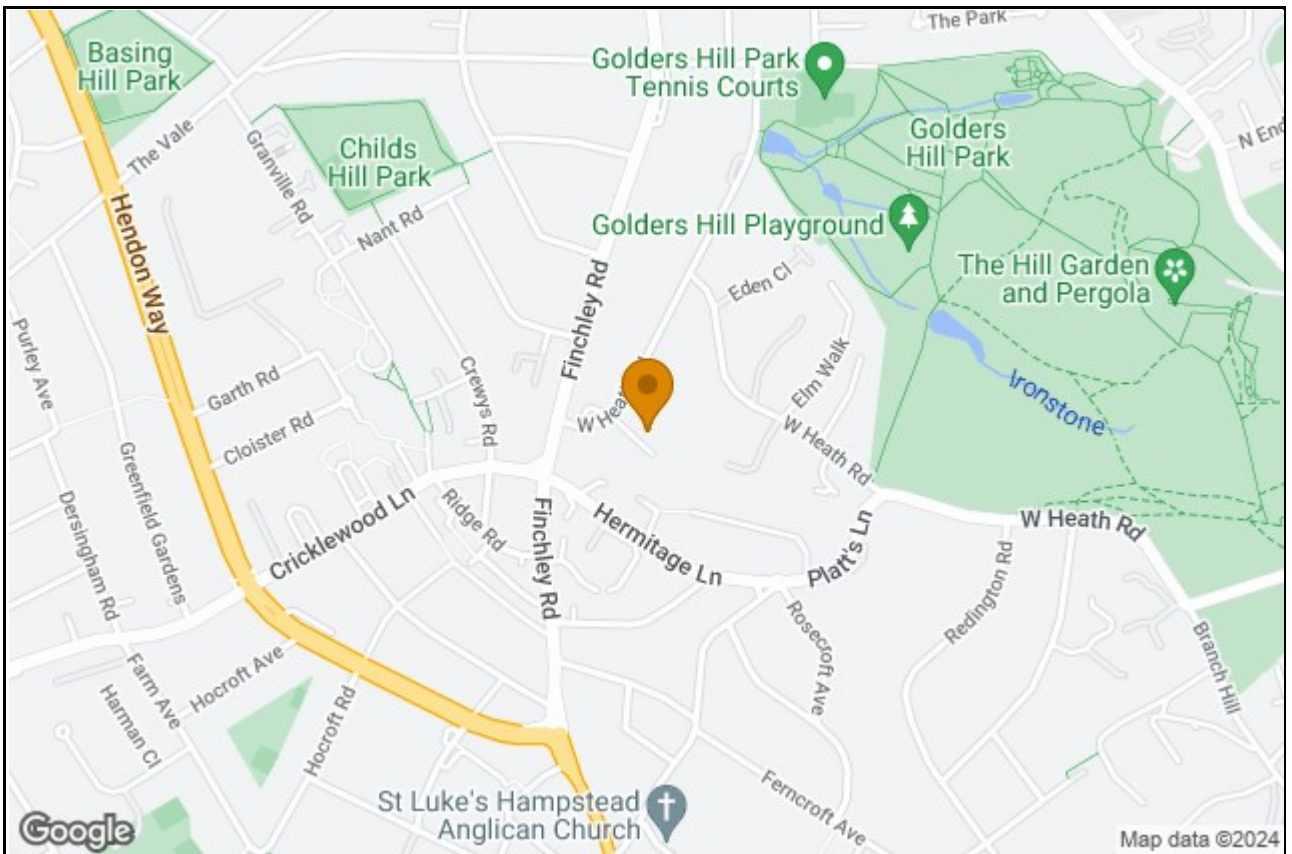












# West Heath Gardens NW3 7TR

Gross internal area (approx.):  
 376 Sq m (4047 Sq ft) including Under eaves and under 1.5m and Garage  
 330 Sq m (3549 Sq ft) Excluding Under eaves and under 1.5m and Garage  
 For identification only, Not to Scale



Ground Floor



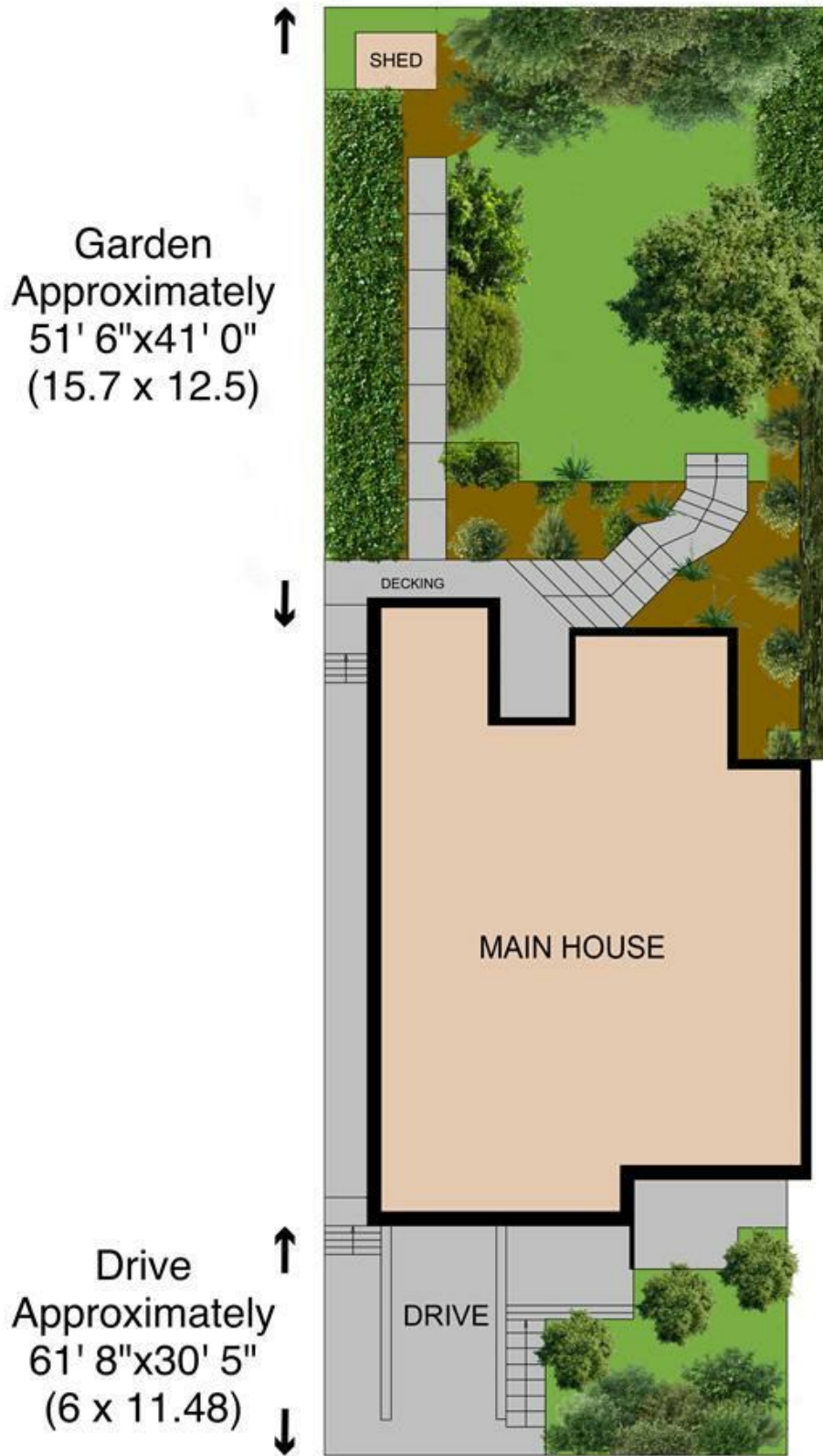
First Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of theRICS Code of Measuring Practice).

West Heath Gardens NW3



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