



PORTMAN HEIGHTS, WEST HEATH ROAD, NW3
£799,950 LEASEHOLD.

A VERY SPACIOUS 4TH FLOOR APARTMENT WITH A MAGNIFICENT TERRACE

3 Bedrooms/ 2 Bathrooms/ Guest WC/ 26' Living
Room/ 50' Terrace/ Lift/ Porter/ 2 Parking Spaces/
EPC Rating: C/ Council Tax Band: Barnet - G



DESCRIPTION:

An outstanding opportunity to buy a large 3 bedroom, 2 bathroom 4th floor apartment on the borders of Hampstead with a most spectacular Terrace.

Portman Heights is located on the corner of West Heath Road and The Finchley Road, close to Hampstead Heath, and with easy access to all local amenities. The apartment is in excess of 1100 sq ft (100 sqm) and has the most magnificent 49'3 x 16'7 terrace with fabulous views looking towards Parliament Hill and Golders Hill Park.

Accommodation comprises 3 bedrooms including an ensuite bathroom to the main bedroom, a 26'5 x 13'11 reception room, 2 further bedrooms and a good sized kitchen. In addition, there is both a separate shower room and guest WC. The truly outstanding feature of the flat (apart from its size) is the incredible Terrace that spans across the entire length of the flat and is accessed via the living room and two of the bedrooms.

Portman Heights which was built less than 40 years ago (1989) is situated in a perfect location for access to Golders Green and Hampstead and is an attractive block with porterage, a lift and in this instance the flat also has 2 parking places. The flat itself is well proportioned with excellent natural light. Whilst we would anticipate that a programme of modernisation would be anticipated this has been adequately reflected in the asking price.

The flat is vacant and viewing is highly recommended.

Leasehold (Currently 89 years remaining)

Service Charge Approx. £5000 P/A

Ground Rent: TBA



Portman Heights, 103 West Heath Road, London NW3 7TW

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 109 SQ M / 1173 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 109 SQ M / 1173 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK