



WEST HEATH COURT, NW11
£800,000 LEASEHOLD

AN EXTREMELY SPACIOUS, 2 BEDROOM, 2 RECEPTION ROOM 2ND FLOOR APARTMENT WITH BALCONY

**2 Bedrooms/ 2 Reception Rooms/ Balcony/ Lift/ Porter/
Communal Gardens/ Centrally Located/ Close to
Golders Hill Park/ EPC Rating: C**



DESCRIPTION:

We are delighted to offer this extremely bright and spacious 2 bedroom, 2 reception room 2nd floor apartment located in this highly desirable block situated in the centre of Golders Green close to all local amenities and with excellent transport links from nearby Golders Green tube and bus station and easy access to Brent Cross and the M1.

The flat retains its original layout of 2 interconnecting reception rooms (1 living room and 1 dining room) with a fitted kitchen accessed direct from both the dining room and hall. Further along the corridor are the 2 bedrooms, bathroom with (WC) and further separate WC. However we know of several flats in the block where one of the reception rooms has been converted to an additional bedroom and an additional bathroom has been installed en-suite to the main bedroom.

The flat has the benefit of overlooking the well-tended communal gardens and is in very close proximity to the beautiful Golders Hill Park. The balcony is South West facing, also overlooking the gardens.

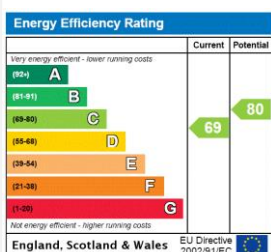
The flat is offered chain free and is in good order throughout. Having just had the opportunity of selling another similar flat, we know how sought after they are and we anticipate a high level of demand.

Viewing is recommended.

Lease Approx. 144 years remaining

GR NIL

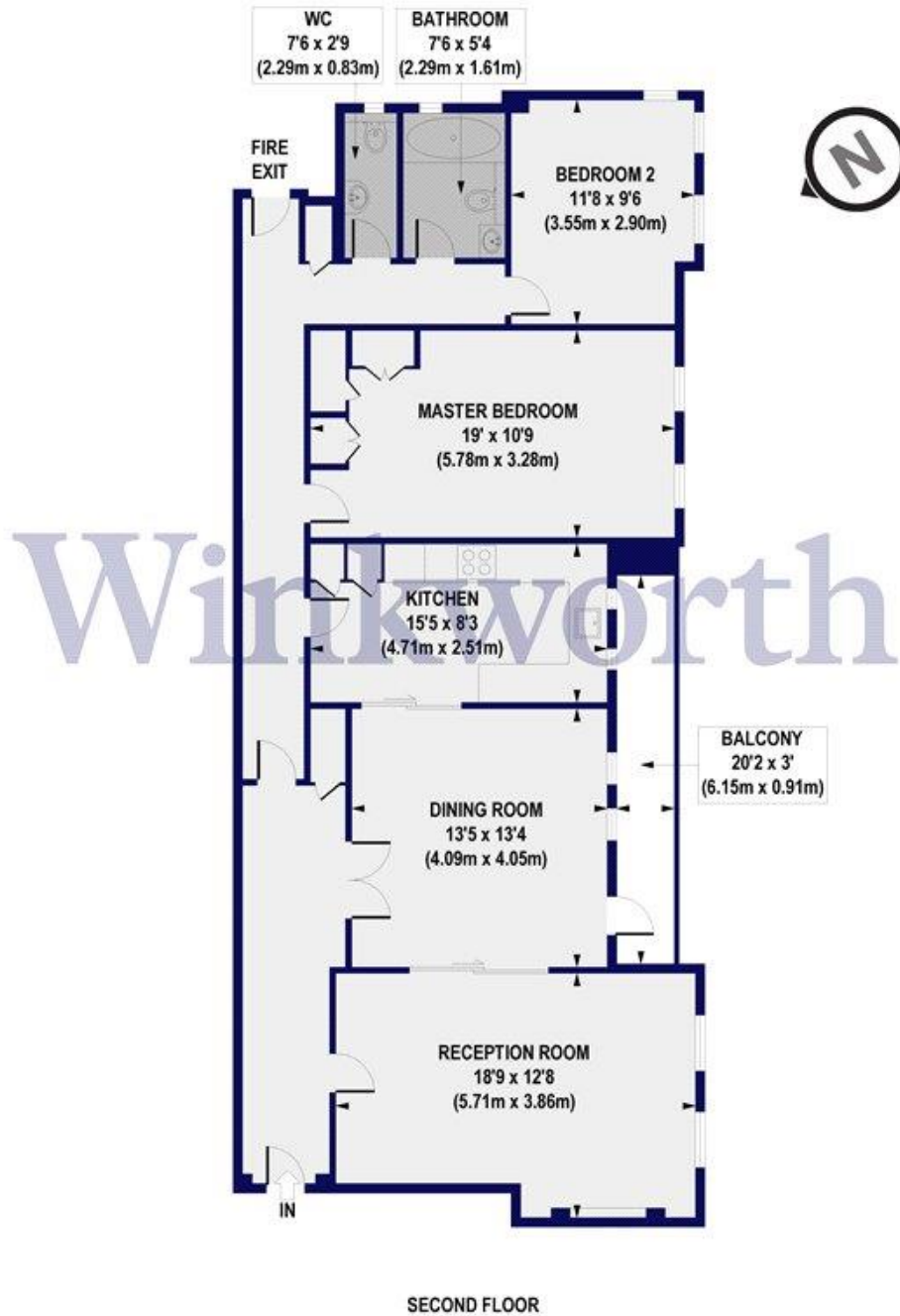
SC £4,433.06 including Central heating & hot water





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Approx. Gross Internal Floor Area 1188 sq. ft / 110.40 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.