



WEST HEATH DRIVE,
LONDON, NW11



For sale for the first time in 34 years, a well-proportioned six bedroom three storey semi-detached period family house, set back from the road behind a beautifully manicured front garden. Arranged over ground and two upper floors the house offers a wealth of space with two impressive reception rooms and a sizeable kitchen/breakfast room on the ground floor, plus four spacious bedrooms and a family bathroom on the first floor. There are a further two bedrooms on the top floor.

GUIDE PRICE £1,800,000

SOLE SELLING AGENT

FREEHOLD

Although the property has been extended there is still considerable room for an incoming purchaser to make changes and expand into other areas of the house to create additional accommodation, in particular on the top floor, should it be required and subject to necessary consents.

The house has been beautifully maintained although it is in need of updating and retains a plethora of original features, in particular the extensive paneling in the entrance hall. In addition there is a charming rear garden and a good sized garage with parking in front, accessible from the slip road to the rear.

The property is conveniently located for the underground station (Northern Line) in Golders Green along with extensive bus facilities, as well as the local schools within the immediate area. There are also excellent links to Hampstead and Belsize Park. Furthermore, Golders Hill Park, which directly adjoins Hampstead Heath, is just around the corner offering the perfect surroundings for families both young and old.

ACCOMMODATION & AMENITIES

ENTRANCE HALL, GUEST WC, RECEPTION ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, SIX BEDROOMS, FAMILY BATHROOM, EXTENSIVE STORAGE, LOCK UP GARAGE AND OFF STREET PARKING AT THE REAR



Golders Hill Park was originally the grounds of an 18th century country mansion. In 1898 on the death of its owner, Queen Victoria's surgeon, it was purchased for the nation. The Park was opened to the public in 1898 and has been managed as a discrete and historically important part of Hampstead Heath by the City of London. Beautiful plant displays enhance the peaceful setting of the Mediterranean and water gardens, while the park houses a popular café. There are also a variety of leisure facilities including tennis courts, croquet lawn, golf practice nets, Butterfly House and a children's play area.

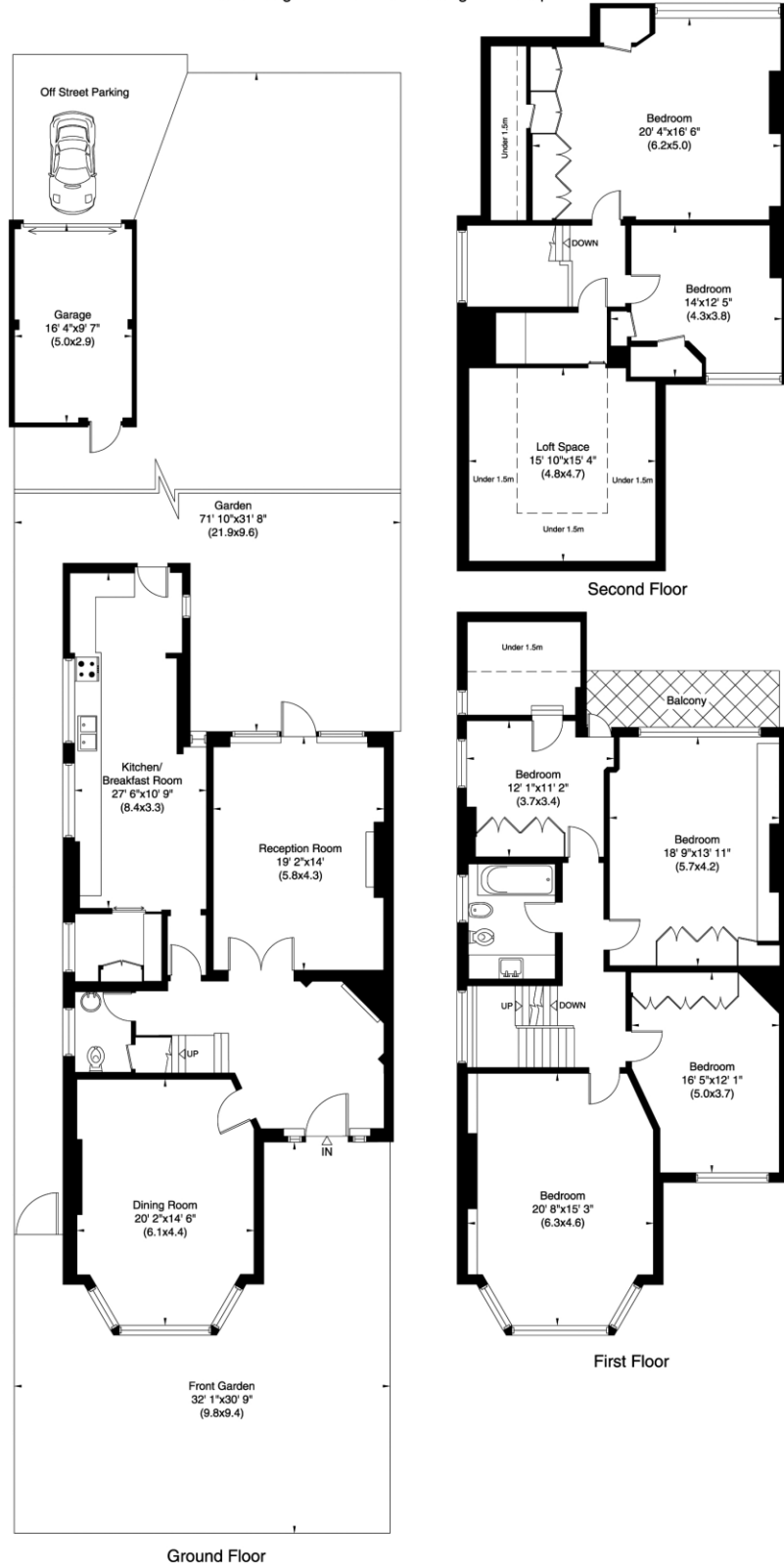
Golders Hill Park is also home to a free zoo, with a growing collection of rare and exotic birds and mammals such as laughing kookaburras, ring-tailed lemurs and ring-tailed coatis. It is one of only two free zoos in London registered with BIAZA, the British and Irish Association of Zoos and Aquariums. The zoo plays an important role in the interpretation and education of the habitats and wildlife of Hampstead Heath.



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Gross Internal Area: 283 Sq. metres
Excluding Under 1.5m and Garage 3033 Sq. feet



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 the RICS Code of Measuring Practice).



