



79 West Heath Road

HAMPSTEAD NW3

A newly constructed development of two luxury maisonettes with private terraces, gardens and secure gated parking.





THE GARDEN MAISONETTE

Forming part of this exclusive new built secure development of only two luxurious apartments, a ground and lower ground floor level 3,211 sq ft four bedroom garden duplex offering bright and spacious accommodation as well as a private garden and terrace.

This magnificent home boasts a huge 50' double reception room, comprehensively fitted Poggenpohl kitchen/ breakfast room and guest WC on the raised ground floor as well as four beautifully designed bedroom suites and utility room on the lower level.

A particular feature of this apartment is the 3.25m ceiling heights to both floors which adds to the feeling of spaciousness.

The standard of finishing and materials throughout is of the highest level as well as offering the most up-to-date technology for home automation, heating and cooling.

The building itself is of a contemporary design and is set back from the road behind electronic gates with two parking spaces reserved for the apartment.

THE UPPER MAISONETTE

Comprising the entire first, second and third floors (private lift to all floors) of this exclusive new built development of only two self contained luxury apartments, a bright and spacious four bedroom triplex apartment of 2,971 sq ft finished to the highest standards.

This striking home enjoys its own private entrance and sole dedicated use of a lift with access to all floors. The main reception area is located on the first floor with a front to back double reception room with a balcony, a comprehensively fitted Poggenpohl kitchen/ breakfast room and utility room, three bedroom suites on the second floor and bedroom four/study, shower room and suntrap roof terrace on the third floor.

The property is set back from the road behind secure electronic gates and this apartment comes with a parking space for one car. The open spaces of both The Heath and Golders Hill Park are but a short walk away as are the public transport facilities.





Specification

Kitchen

- Individually designed kitchen by Poggenpohl in pebble white lacquered finish
- Gaggenau, oven, heated drawer, wine cooler
- Miele, microwave, steamer and coffee machine, dishwasher, hob
- Liebherr fridge, freezer
- Bosch, tumble dryer and washing machine
- Sink work surface, splash back and island in white Silestone
- Feature LED lighting

Bathrooms

- Walk in shower area with concealed chrome thermostatic shower mixed and a fixed shower head by Hans Grohe
- Modern bathtubs by Bette with wall mounted chrome bath spouts
- Luxury chrome heated towel rails by Zeta
- Vanity units and recessed mirror fronted cabinets
- Master bathroom with integrated high resolution colour Aquavision TV

Heating and Cooling

- Gas fired central heating with Class A gas boiler and MegaFlow hot water system
- Underfloor heating throughout with independent room thermostat controls
- Mitsubishi air conditioning units in all rooms

Electrical and Home Automation

- Lutron Lighting Management with bespoke engraved light switches in enamel finish
- Control 4 Home Automation with touchscreen panels
- Multimedia controller with audio/video installation in main rooms
- Installation for fibre broadband
- Sky+ HD satellite dish and radio antenna
- LED lighting throughout
- All electric plates and sockets in enamel finish

Finishes

- High gloss white door by Shadbolt
- Solid Oak open tread staircase
- Smoked and oiled wide plank Oak flooring in kitchen and living areas
- Handmade wool and silk carpets in all bedrooms
- Bespoke glass sliding wardrobe doors by Rimadesio, in all bedrooms

Security

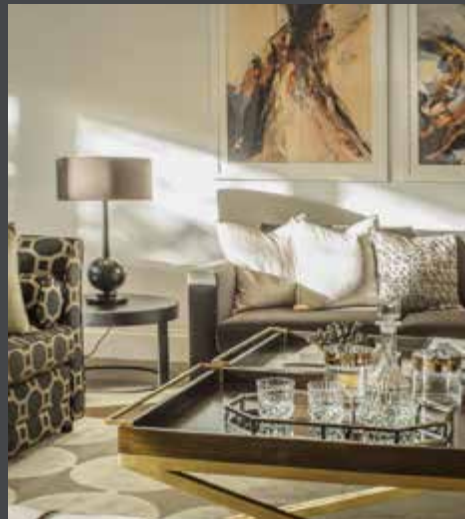
- Insurance approved comprehensive burglar alarm system
- High security lacquered Wenge panel entrance doors, steel core and frame, Multi-locking mechanism with registered card keys
- Double camera entry phone on pedestrian gate and entrance doors
- High resolution colour CCTV cameras fully interfaced with the audio visual system
- CCTV recording installation
- Smoke alarms hardwired to mains supply with battery backup

General

- Installation for 16 telephone lines with Panasonic telephone system throughout
- 10 Year Premier Guarantee

Upper apartment only

- OTIS Gen2 Comfort lift in BLACK limited series edition with access to all floors





PRICE ON APPLICATION
SHARE OF FREEHOLD
SOLE SELLING AGENTS



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Important Notice

In accordance with the Property Misdescriptions Act 1991, we wish to point out these details are offered on the following basis. None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact. We have not tested the services or any appliances (including kitchen equipment) which may be included in the proposed sale and therefore unable to verify that they are in proper working condition. Also, the stated measurements are not necessarily exact but are offered as a reasonable representation of the room sizes. Finally, we have not inspected documentation relating to tenure or title or where applicable service charge and ground rent information and would recommend that the relevant enquiries be raised by your legal representative.

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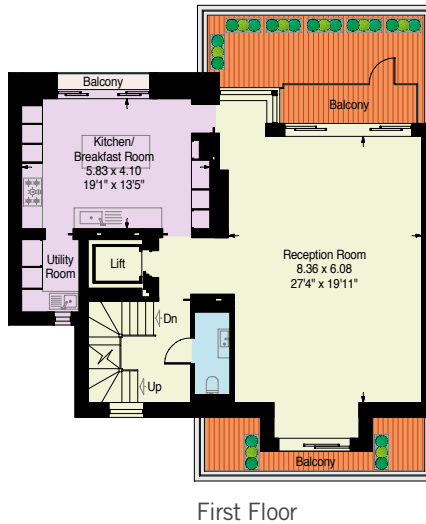
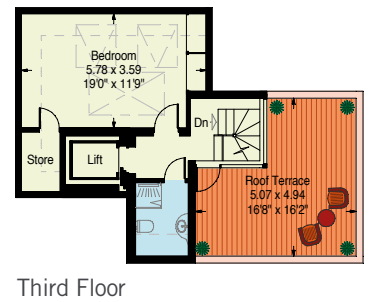
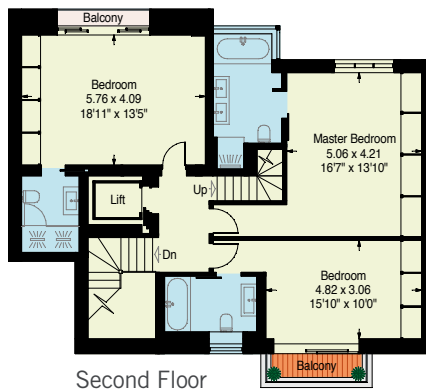
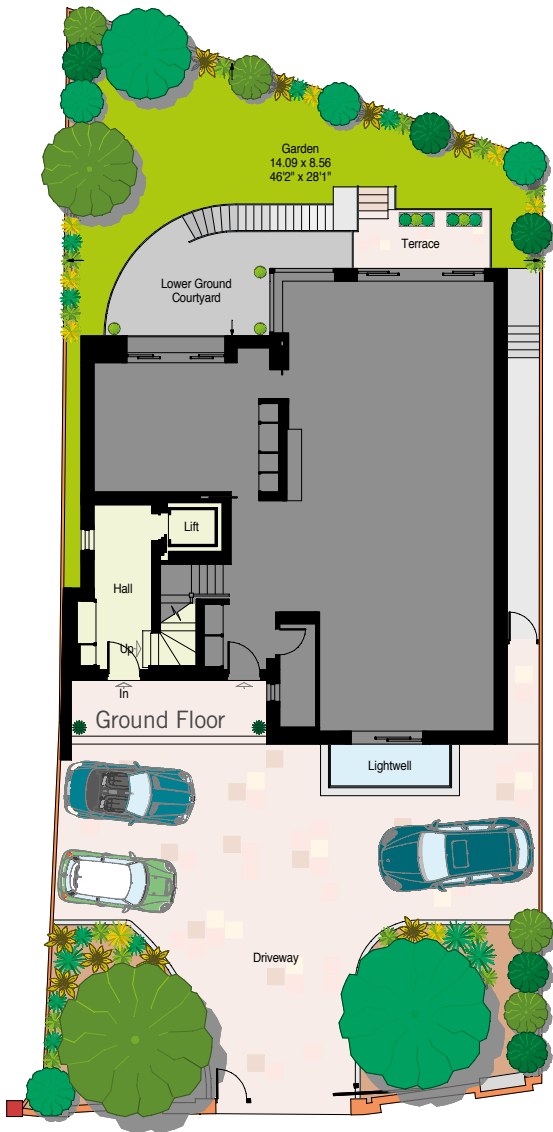
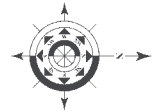
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THE UPPER MAISONNETTE



Approximate Gross Internal Area
 276.0 sq m - 2,971 sq ft
 (including restricted height area, below 1.5m -
 denoted with dashed line)
 Reduced Height Area
 8.5 sq m - 91 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	82



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