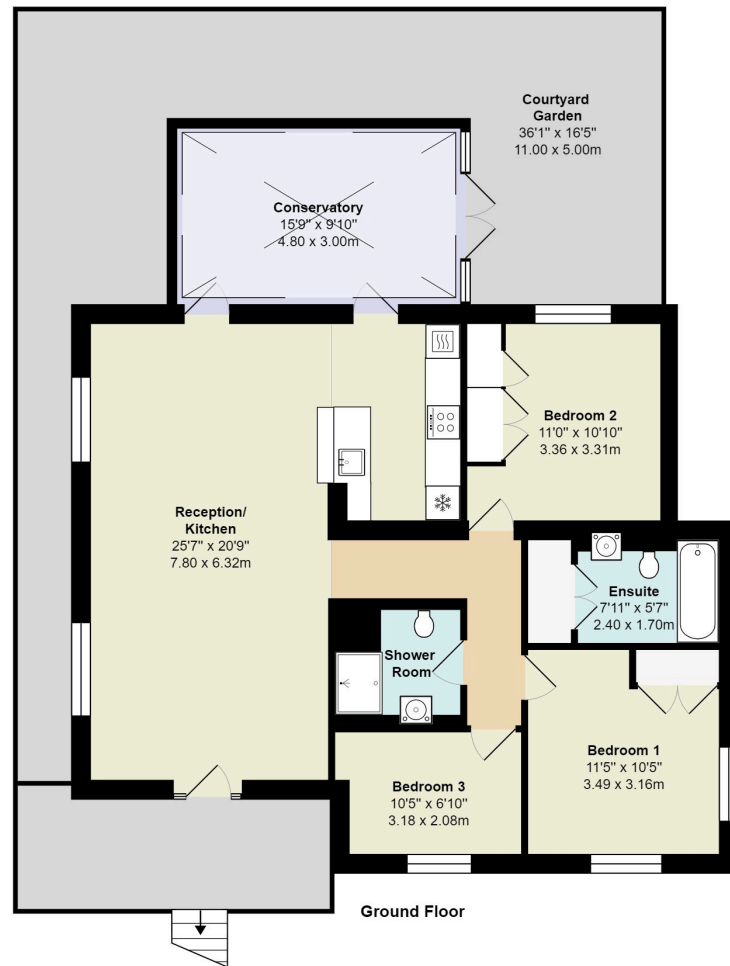
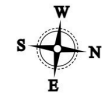


**Annandale House NW11**

Total Area: 1127 ft² ... 104.7 m²



All measurements are approximate and for display purposes only

Council Band: G

Lease Remaining: 976 Years Remaining

Service Charge: £3968 Per Annum

Ground Rent: N/A

Tenure Leasehold



1127sqft / 104.7sqm



3 Bedrooms



2 Bathrooms



Permit

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	45 E	
21-38	F		
1-20	G		



## Annandale House West Heath Avenue, NW11

£850,000

This superb three-bedroom, two-bathroom apartment, accessible via a private entrance, offers the perfect blend of space, style, and convenience. The highlight of this home is the generously sized reception room measuring 25'7" x 20'9", complemented by a bright conservatory leading directly to a spacious private patio, ideal for outdoor dining and relaxation. An allocated off-street parking space further enhances the property's appeal.

The well-appointed kitchen, featuring modern appliances and ample storage, seamlessly flows into the open-plan living space, making it perfect for entertaining guests. The bedrooms are thoughtfully designed, offering comfort and tranquillity, with the primary suite boasting an en-suite bathroom and built-in wardrobes. High-quality finishes throughout the apartment add a touch of elegance, while large windows flood the space with natural light. The property is offered to the market chain free, with a lease of over 950 years remaining.

Located just 0.2 miles from the vibrant amenities of Golders Green, including the Northern Line Underground and bus station, this apartment ensures easy access to shops, restaurants, and transportation. The neighbourhood offers a delightful mix of parks, cafes, and boutique stores, providing everything you need within a short stroll. This home is perfect for those seeking a serene yet centrally located lifestyle, offering both privacy and proximity to all the conveniences of urban living.

903-905 Finchley Road Golders Green London NW11 7PE

Telephone 020 8381 4970 Email [info@moreland.uk.com](mailto:info@moreland.uk.com)

Registered Office Unit 8, Alpha Business Park, Travellers Close, Welham Green AL9 7NT Registered in England No. 3663497 Vat No. 701775936

Residential Sales Lettings Full Management Financial Services New Homes



