



**HUNTERS®**  
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# Annadale House, West Heath Avenue, London, NW11

Asking Price £440,000



Bringing to the market, as sole agents, this large one-bedroom raised ground floor apartment, set within a well-maintained residential building, moments from Golders Green.

Offering over 525 sq. ft. of internal living space, the property comprises a bright and spacious reception room an open-plan kitchen, a generous double bedroom, and a well-appointed bathroom. The apartment has been carefully maintained and offers a practical, comfortable layout throughout.

Further benefits include off-street parking and a peaceful residential setting, while remaining conveniently located just a short walk from Golders Green Station, providing excellent transport links into Central London. The green open spaces of Golders Hill Park and the iconic Golders Hill Pagoda are also within easy reach.

An ideal purchase for first-time buyers, or investors alike.

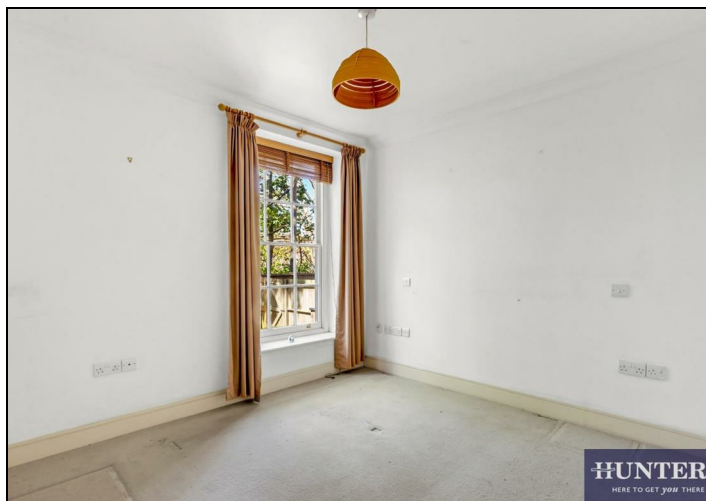
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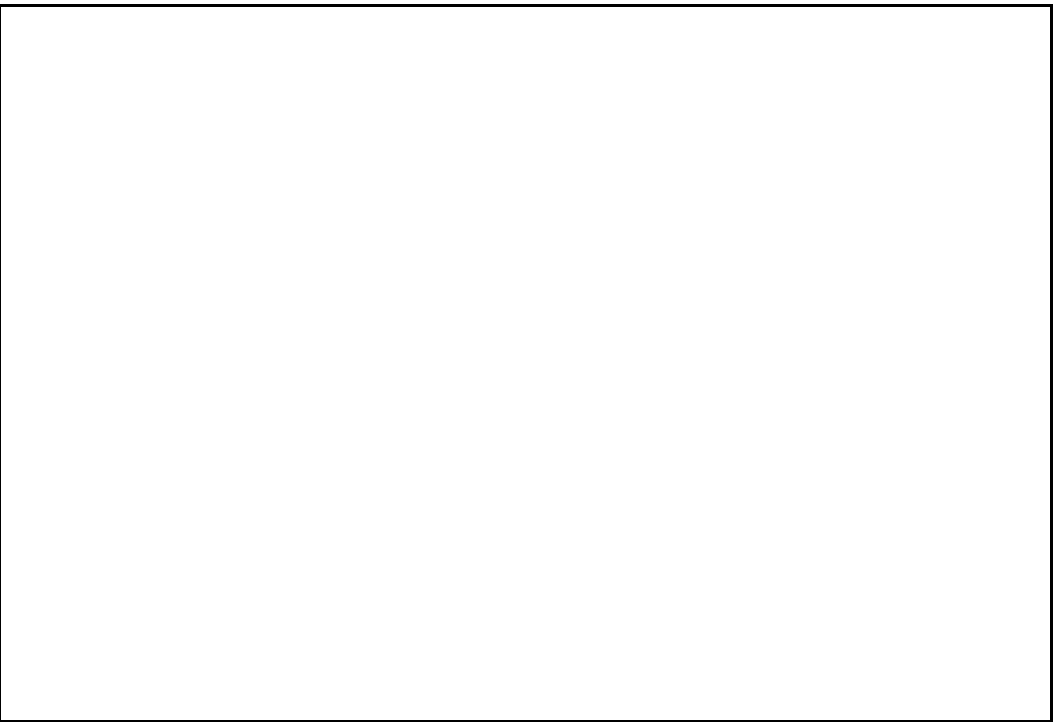
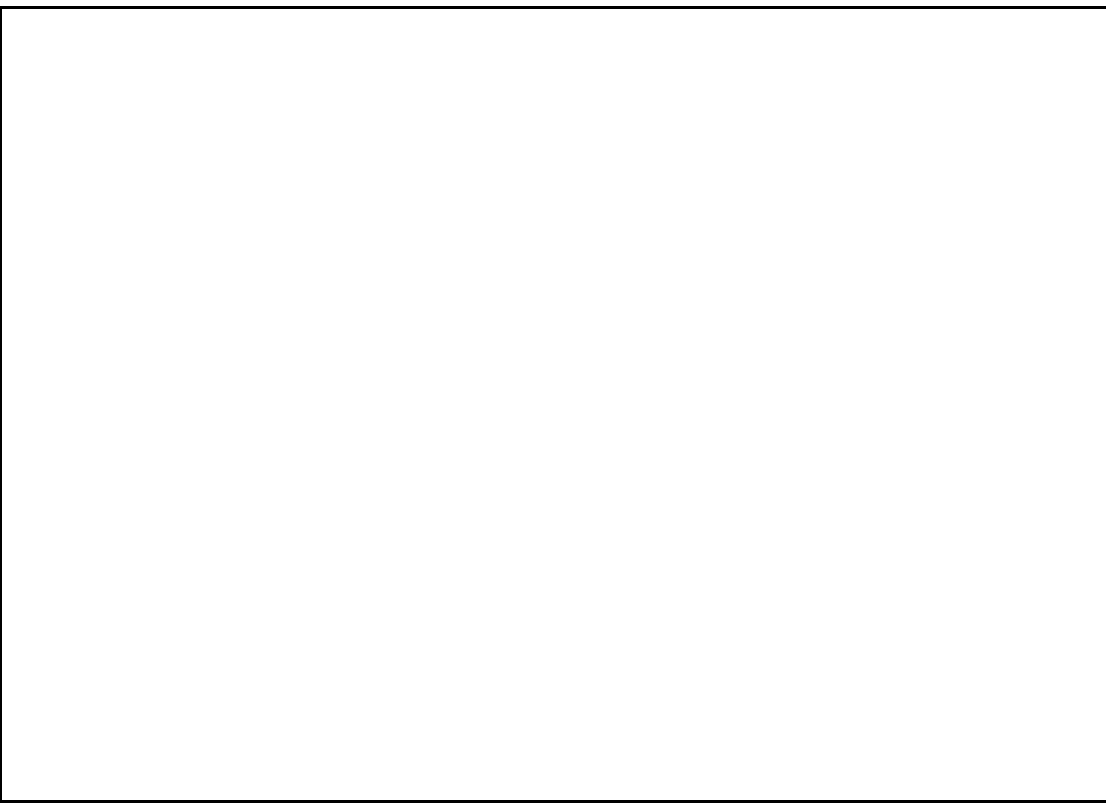
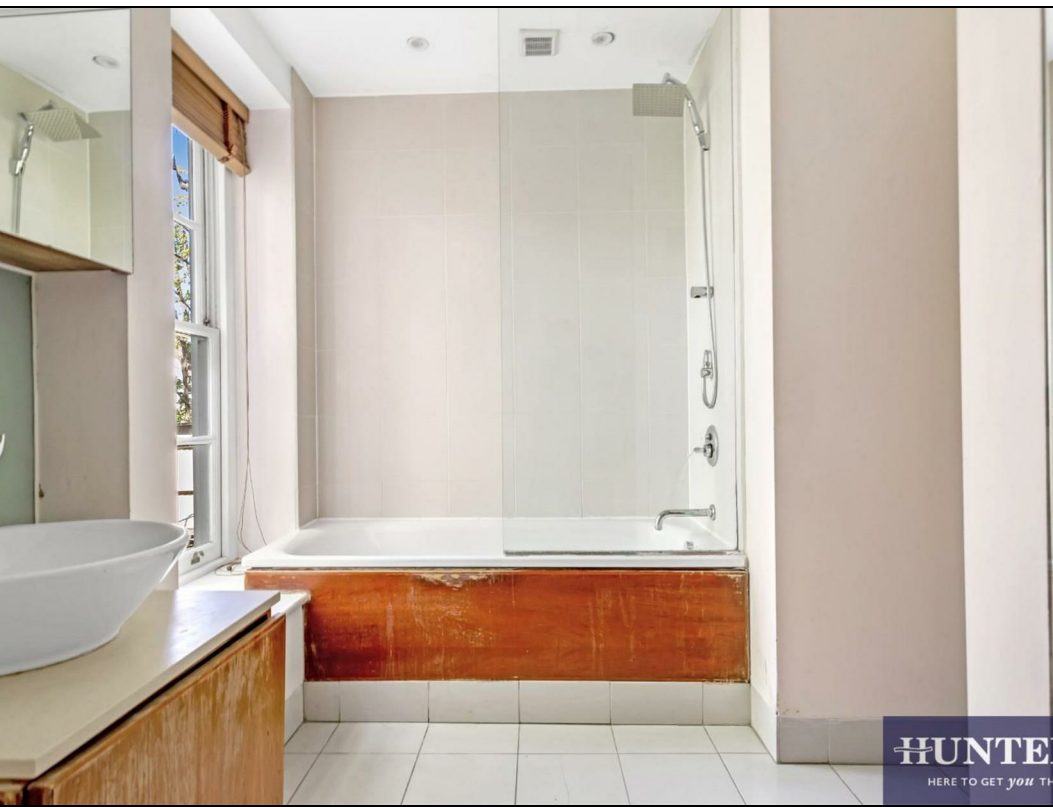


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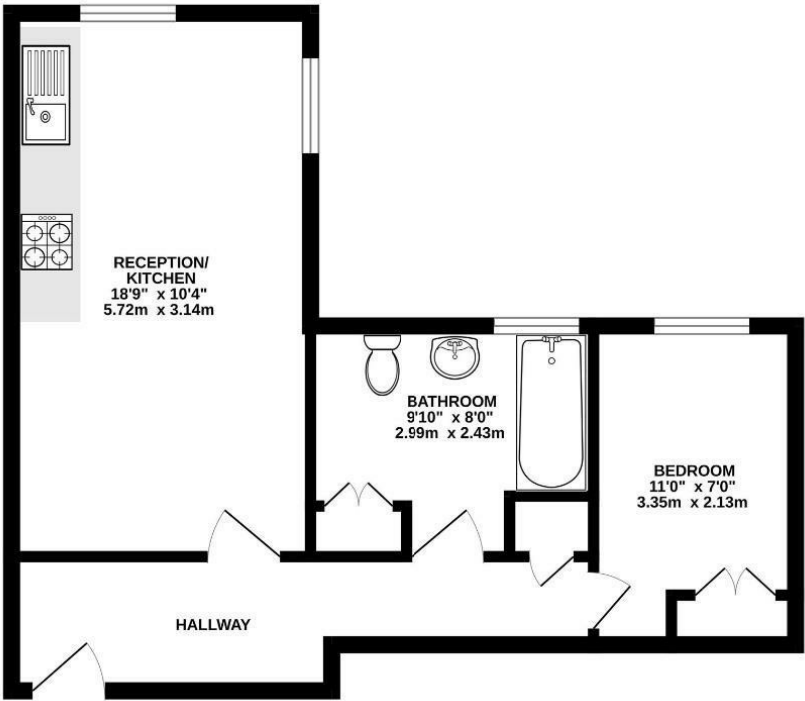
## KEY FEATURES

- Large One Bedroom Raised Ground Floor Apartment
- Well-maintained residents building
- Over 525 sq.ft. of internal living space
  - Off-street parking
- Moments away from Golders Green Station
  - Short walk to Golders Hill Pagoda

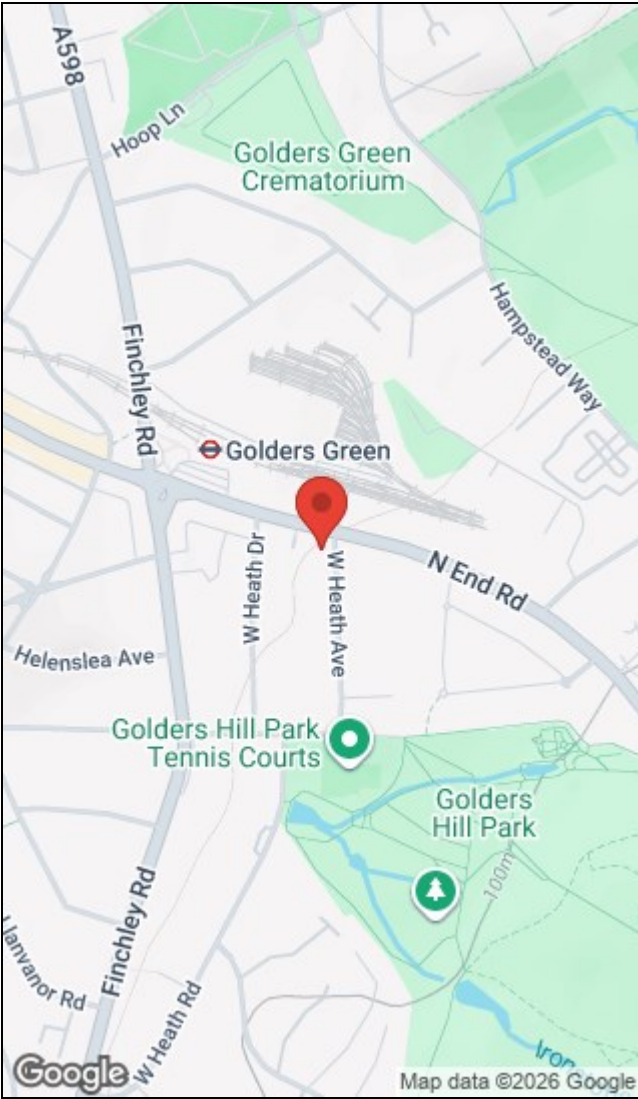




GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 70      |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

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