



FOR SALE  
£895,000  
SUBJECT TO CONTRACT

## Beckford Building

HERITAGE LANE LONDON NW6 2AQ

### KEY FEATURES

- EPC Rating: B
- Two bedrooms
- Two bathrooms
- Eighth floor with lift
- Open plan kitchen/reception room
- Wrap around balcony
- On site retail and café and restaurant
- Steam and sauna room
- Gymnasium, dance and stretch studio
- On-site management, concierge and security
- Individual video entry system
- Bicycle storage

A beautiful two bedroom, two bathroom apartment positioned on the eighth floor (with lift) of the West Hampstead Square development, set within the heart of West Hampstead. With incredible views of iconic landmarks such as The Shard and BT Tower and boasting a trendy mix of modern and contemporary finishes throughout, this incredible apartment features an open plan kitchen/living room with floor to ceiling windows flooding the flat with natural light and leading out onto your own wrap around private terrace. Principle bedroom with fitted wardrobes and a en-suite shower room with ample storage, second bedroom with fitted wardrobes and family bathroom. The development further boasts a number of resident only bonuses, including a state of the art gym, health spa including steam and sauna room, dance and stretch video and on-site retail and café, bike racks, with concierge and security service.

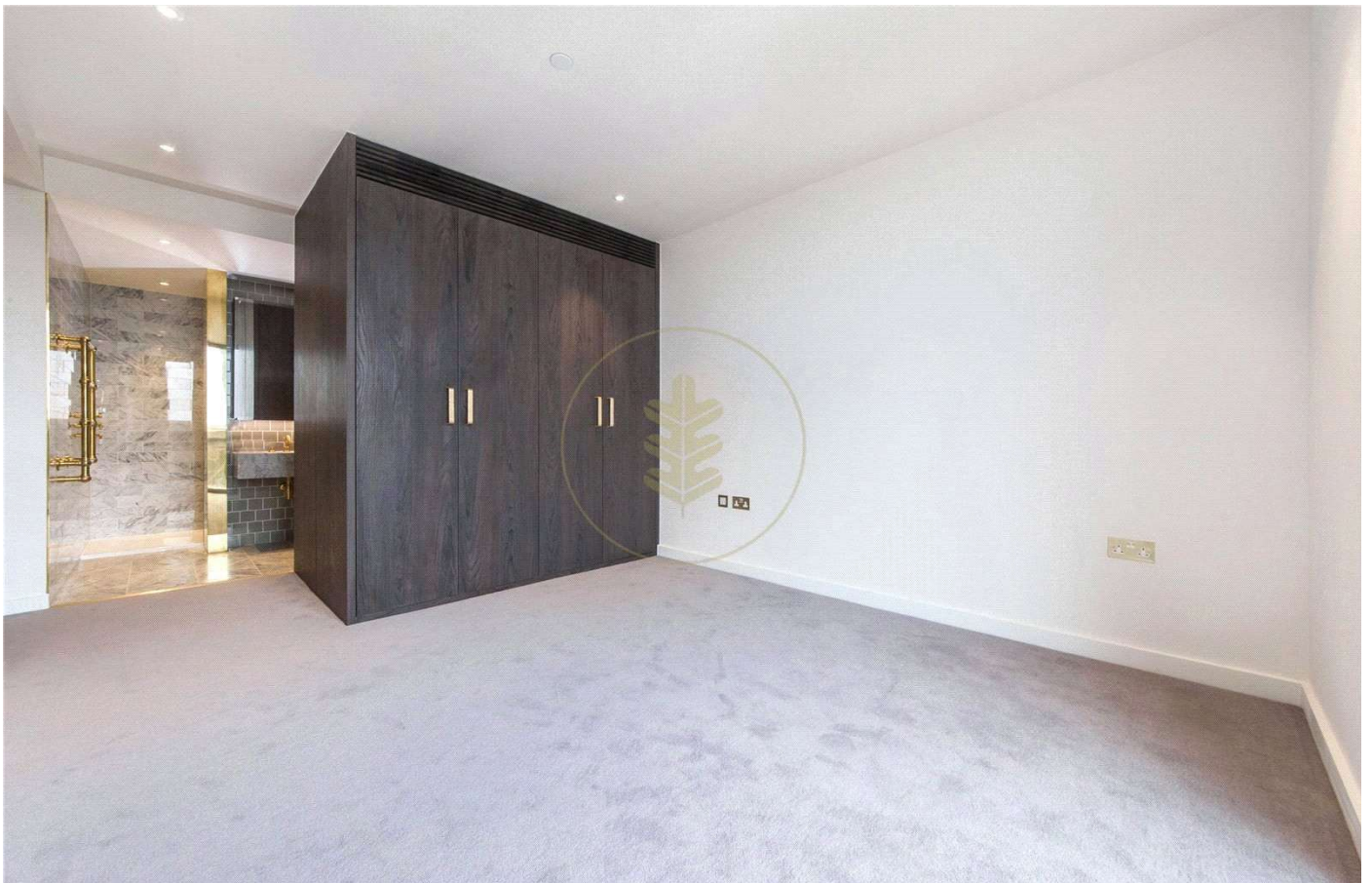


OAKHILL



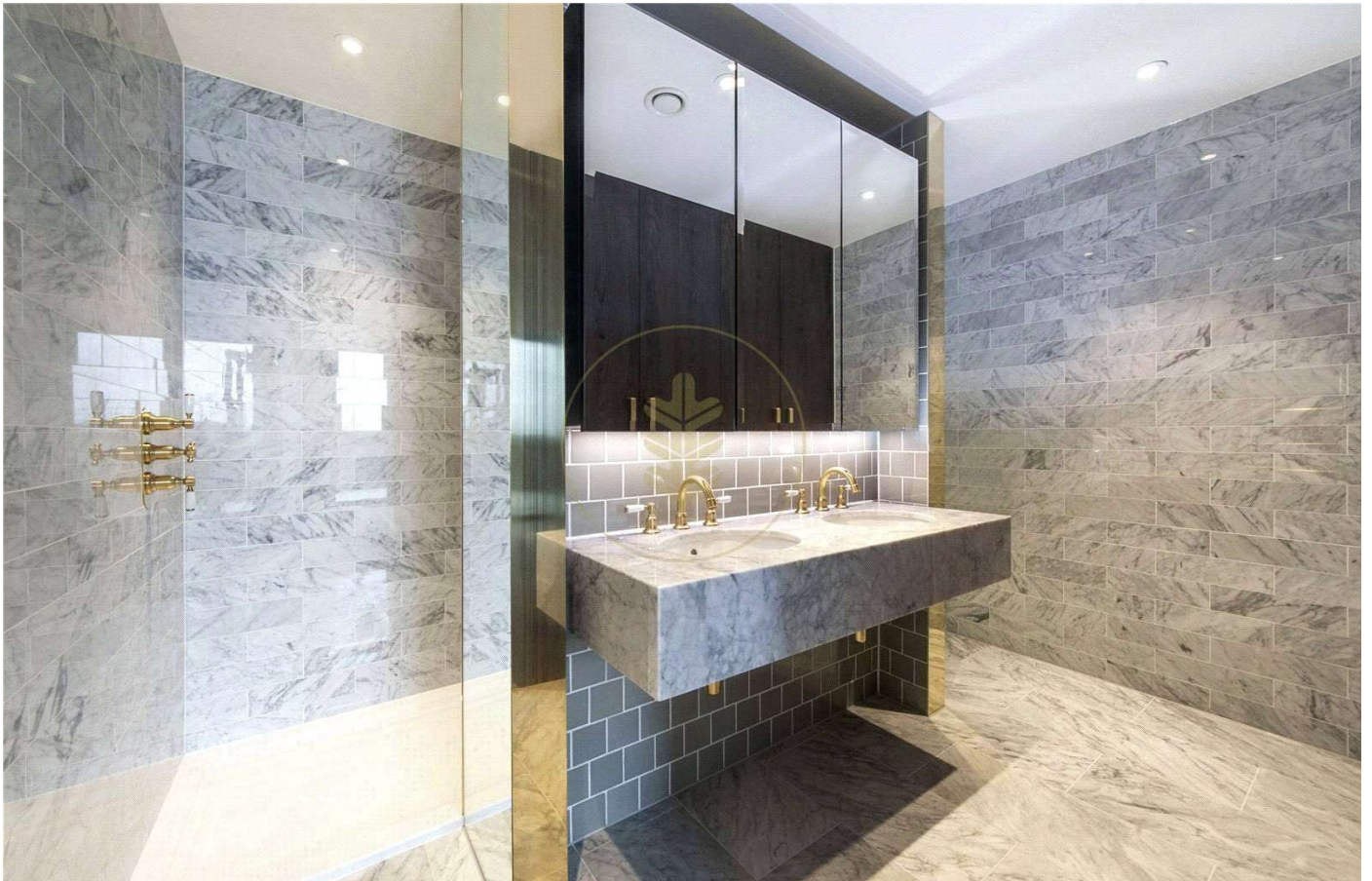


OAKHILL



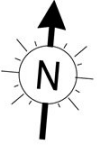
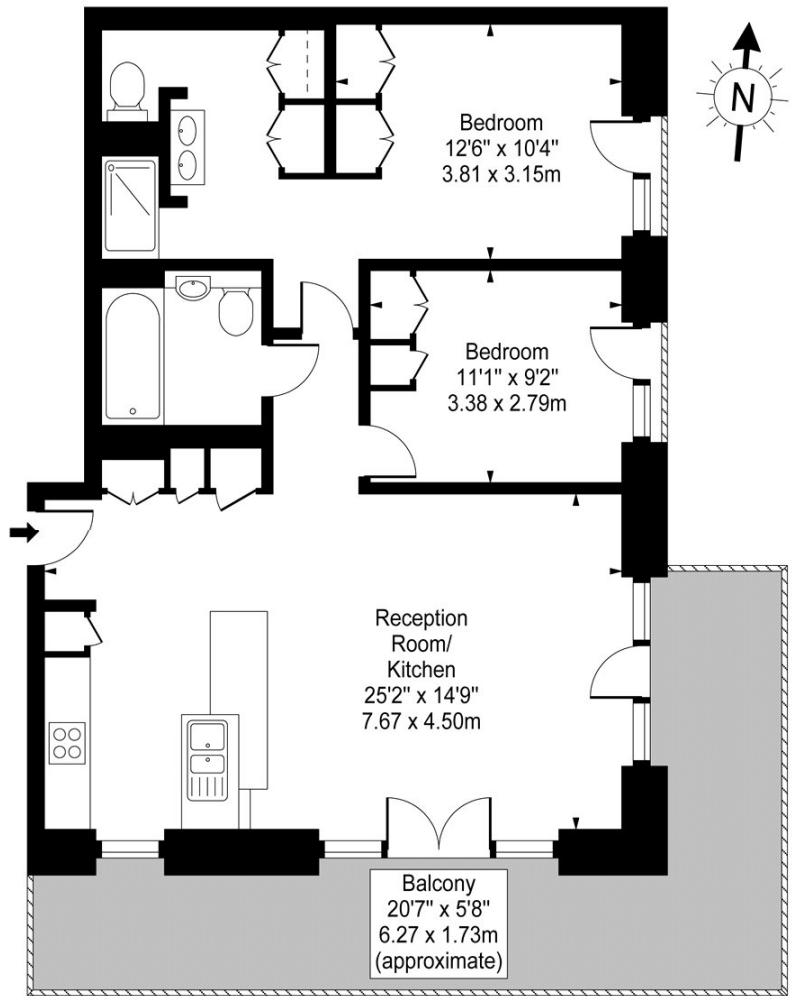


OAKHILL





### Beckford Building, Heritage Lane, NW6



Eighth Floor

Approx Gross Internal Area **852 Sq Ft - 79.15 Sq M**

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 005199J

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements