



## Ellerdale Road, NW3

£1,250,000

A delightful apartment offering three generous double bedrooms, high ceilings, and beautiful wood flooring throughout. The property includes a bright, separate kitchen, two bathrooms (one en suite), and a spacious standing loft providing valuable additional storage. At the rear, the apartment also benefits from a flat roof with lapsed planning permission for a lovely roof terrace.

Located in the heart of Hampstead, the home is within easy reach of Hampstead Heath and the shops and cafés of the high street, with excellent transport links via Hampstead Heath Overground and Hampstead Underground (Northern Line).

### Features

Three Bedrooms  
Two Bathrooms  
Chain Free  
Share of Freehold  
Approximately 1150 Sq.Ft  
Hampstead Village

Ellerdale Road,  
London, NW3



**Ground Floor**

**First Floor**

Total area (approx.): 105.8 sq. m (1138.8 sq. ft)

**Dexters**

Hampstead  
56 Heath Street  
London  
NW3 1DL  
Sales  
020 7433 0273

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

**RICS** | Regulated  
Estate Agent  
and Letting Agent

[dexters.co.uk](http://dexters.co.uk)