



Estelle Road

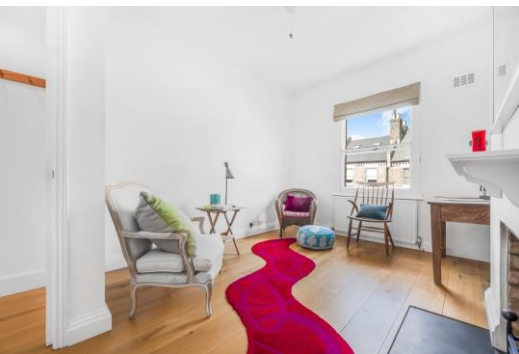
South End Green, NW3

Asking Price £900,000

A delightful three bedroom upper duplex flat presented in excellent order throughout and boasting wood floors, a 20'9 x 17'6 reception room and the huge benefit of a private south west facing roof terrace spanning 22 feet and situated at the rear of the property offering a very pleasant outlook.

This lovely property is offered chain free and located on a quiet and pretty road in South End Green, just 350 yards from Gospel Oak overground, 500 yards from Parliament Hill Lido and 0.5 miles from all the shops, cafes, restaurants and bus links that South End Green provides. Sole agent.

CHESTERTONS



Estelle Road

South End Green, NW3

- Upper duplex flat
- Three bedrooms
- 20'9 x 17'6 reception room
- 22' South west facing roof terrace
- Wood floors
- 350 yards to Gospel Oak overground
- 500 yards to Parliament Hill Lido
- 0.5 miles to shops, cafes and restaurants
- 0.7 miles the Belsize Park Underground (Northern Line)



Tenure: Leasehold 88 years 9 months remaining.

Service Charge: No set service charge.

Ground Rent: £150 per annum

Local Authority: Camden

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	69 C
39-54	E		
21-38	F		
1-20	G		

Chestertons Hampstead Sales

55-56 Hampstead High Street

Hampstead

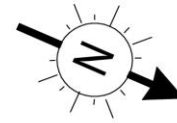
NW3 1QH

hampstead@chestertons.co.uk

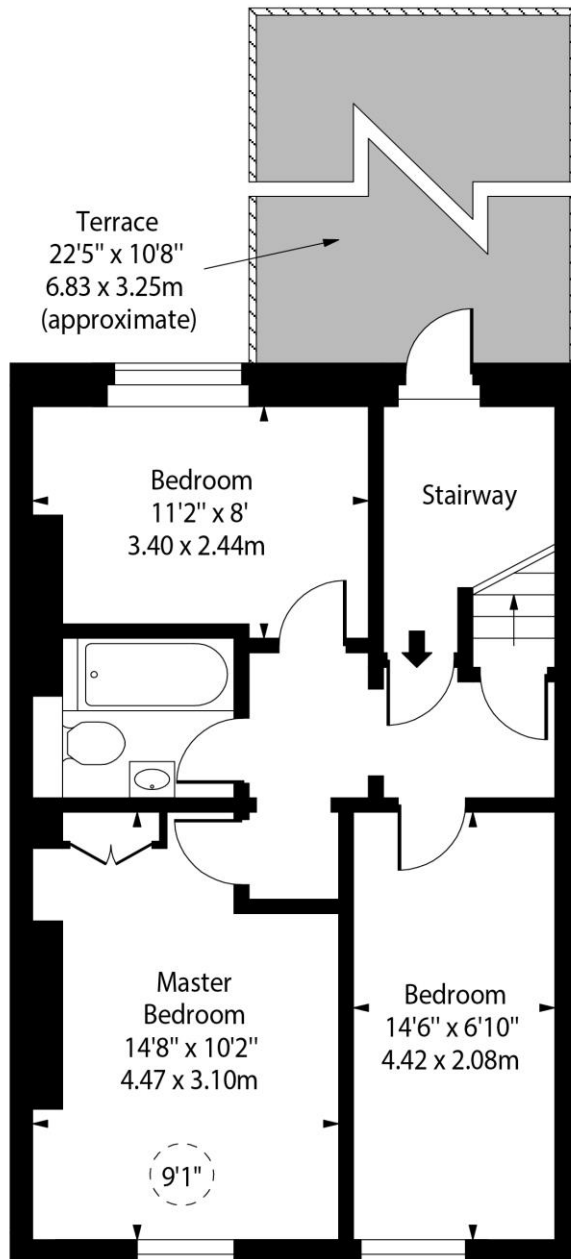
020 7794 3311

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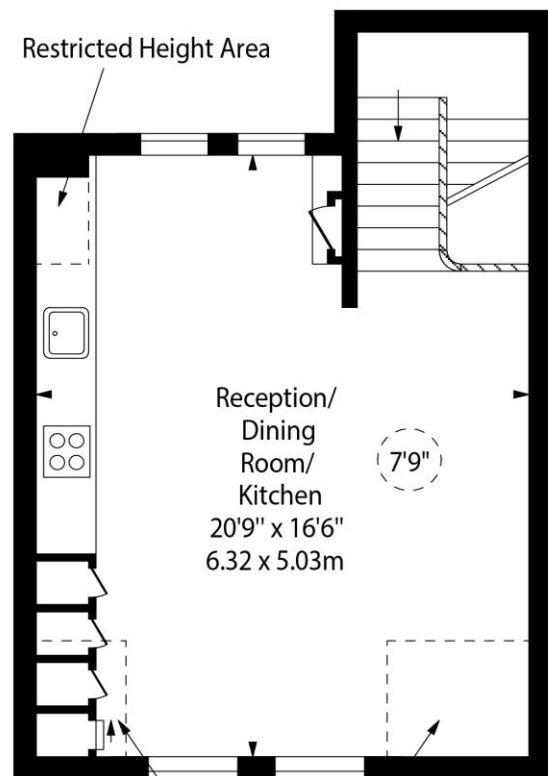
Estelle Road,
South End Green, NW3



○ - Ceiling Height



Second Floor



Third Floor

Approx Gross Internal Area

788 Sq Ft - 73.20 Sq M

Approx. Floor Area Including Restricted Heights
(Excluding Stairway)

825 Sq Ft - 76.64 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Prepared for Chestertons
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