



Erskine Hill, Hampstead Garden Suburb, NW11

Freehold

£1,195,000



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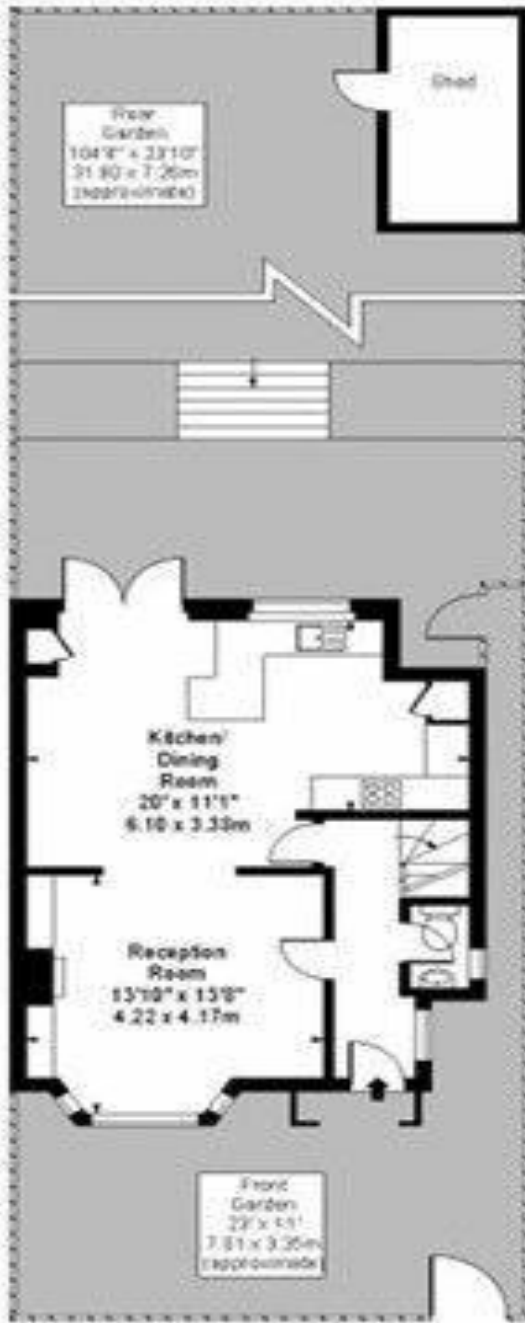
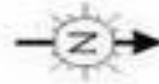
This lovely four bedroom family home is located on the south side of the Suburb, just moments from Big Wood. The property boasts a fabulous rear garden, perfect for outdoor entertaining and relaxation. Spread over three floors, this delightful home offers 1364 sq ft of bright and spacious accommodation. The ground floor features a reception room, a dining room that opens up to the kitchen, and a guest cloakroom. The kitchen is modern and well-equipped, making it a great space for cooking and entertaining. On the first floor, you will find 3 bedrooms and a family bathroom. The bedrooms are well-proportioned and offer plenty of natural light. The second floor comprises a further bedrooms which has an en-suite shower room. The property benefits from recently installed double glazing windows and doors, ensuring energy efficiency and sound insulation throughout. The rear garden is a true highlight, extending to an impressive 104 ft. It offers a tranquil space to enjoy outdoor activities and al fresco dining. Conveniently located, this home is just 0.4 miles away from Temple Fortune, where you can find a wide range of shops, restaurants, cafes, and transport facilities. With its excellent location and beautiful features, this property is perfect for families looking for a comfortable and stylish home in a sought-after area.

4 bedrooms | Lounge | Open-plan kitchen/diner | Kitchen | Bathroom | En suite shower room | Downstairs wc | Large west facing rear garden | EPC=D





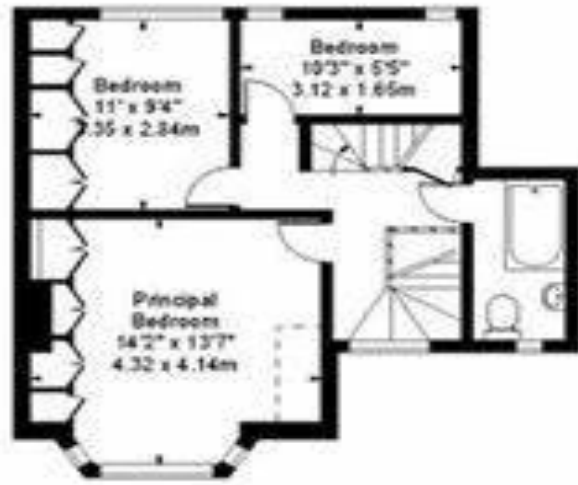
Erskine Hill, NW11



Ground Floor



Second Floor



First Floor

Approx Floor Area Including Restricted Heights

1364 Sq Ft - 126.72 Sq M

(Excluding Shed)

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref No.29854

This floor plan should be used as a general guide for guidance only. Any intending purchaser or lessee should satisfy themselves by inspecting the property and furniture as to the correctness of each statement. Any areas, measurements or dimensions quoted are approximate and should not be used to value a property or to fix the basis of any sale or let.

Whilst every effort is made to ensure these details are accurate, all measurements given are approximate and for guidance only. We are unable to comment on the structure of the building or services and any investigations should be carried out by a qualified surveyor. We strongly advise you to ensure that all legal aspects are fully investigated by your solicitor prior to a purchase. We have not applied tests to any appliances or equipment and therefore cannot verify these are in good working order. We understand from the vendor that the fixtures and fittings listed are to be included in the sale price but these may be subject to negotiation.