



Erskine Hill, Hampstead Garden Suburb, NW11

£1,195,000

Freehold



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This delightful bottom-heavy link-terraced cottage offers beautifully balanced accommodation on a popular residential road, just moments from the shops, cafés, and transport links of Temple Fortune. Presented in immaculate decorative condition, the property features a spacious and bright fully fitted kitchen/dining/family room, opening directly onto a beautifully maintained rear garden — perfect for entertaining or relaxing. A cozy separate reception room and a guest WC complete the ground floor. Upstairs, there are three well-proportioned bedrooms and a modern shower room. This fine home combines warmth, comfort, and contemporary living in a highly sought-after location. Early viewing is highly recommended.

nb. Planning permission was previously granted for a loft conversion with a bedroom and en suite. Planning permission will need to be re-submitted.

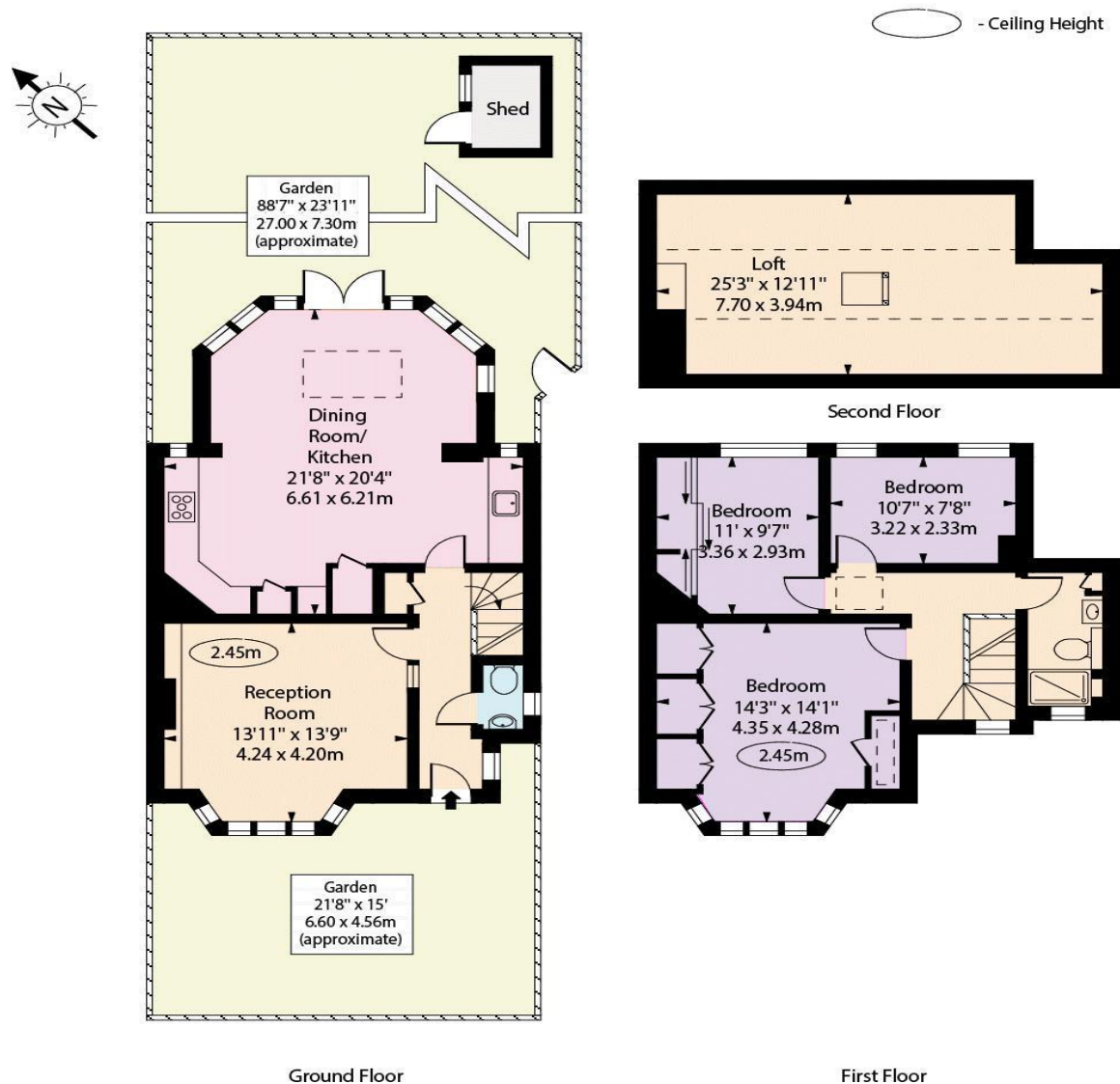


3 bedrooms
Lounge
Kitchen/diner/family room
Shower room
Downstairs wc
Front & rear gardens
EPC=TBA





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Hampstead Garden Suburb, NW11



Approx Gross Internal Area 1131 Sq Ft - 105.06 Sq M

Approx Floor Area Including Restricted Heights 1436 Sq Ft - 133.42 Sq M

(Excluding Shed)

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.53651

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.