



Barnett Homestead, Erskine Hill, Hampstead Garden Suburb, NW11

Leasehold

Auction Guide Price £180,000



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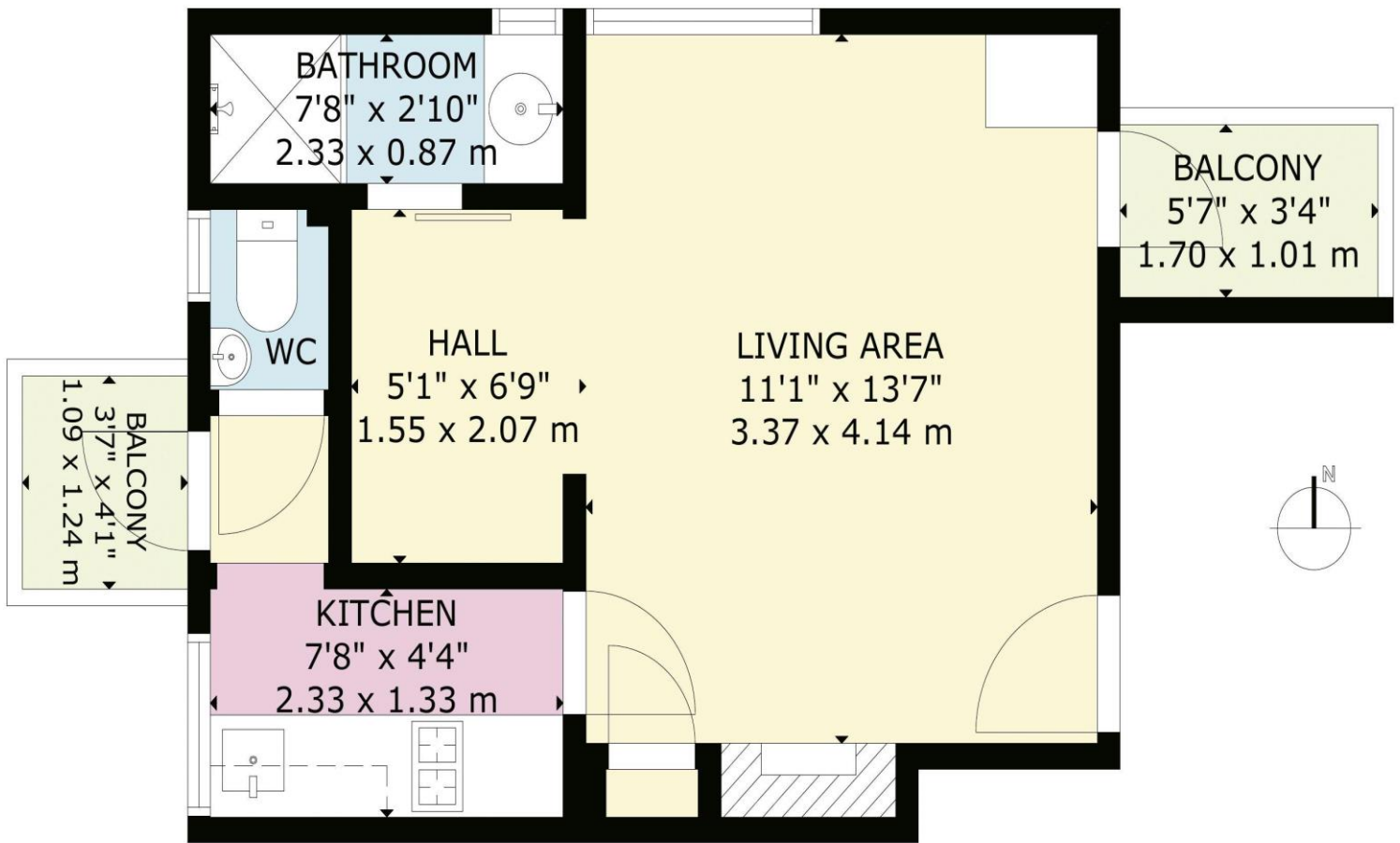
offices also in highgate

**THIS PROPERTY IS BEING SOLD VIA AUCTION ON 25TH JULY 2026 VIA OUR JOINT AUCTIONEERS ALLSOPS. VIEWING DATES ARE: Tuesday 16th June 12pm – 12.30pm, Monday 22nd June 12pm – 12.30pm, Wednesday 24th June 12pm – 12.30pm.**

A delightful first-floor studio flat set within a small, characterful Grade II Listed block built in 1916 and designed by renowned architect John Soutar. This lovely building is tucked away in a quiet and picturesque turning just off Erskine Hill, yet only a short walk from the shops, cafés, and excellent transport links of Temple Fortune. In very good decorative condition, the property features two separate balconies, offering lovely outlooks and plenty of natural light. Residents also benefit from well-maintained communal gardens, adding to the charm and tranquillity of the setting. The flat is offered for sale chain free.

Lounge/bedroom | Kitchen | Shower room | 2 private balconies | Communal gardens | EPC=D





GROSS INTERNAL AREA  
 TOTAL: 26 m<sup>2</sup>/282 sq.ft  
 FIRST FLOOR: 26 m<sup>2</sup>/282 sq.ft  
 EXCLUDED AREAS: BALCONY: 3 m<sup>2</sup>/33 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FIRST FLOOR

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.