



Erskine Hill, Hampstead Garden Suburb, NW11

Freehold

£1,195,000



800 finchley road, hampstead garden suburb, london, nw11 7tj

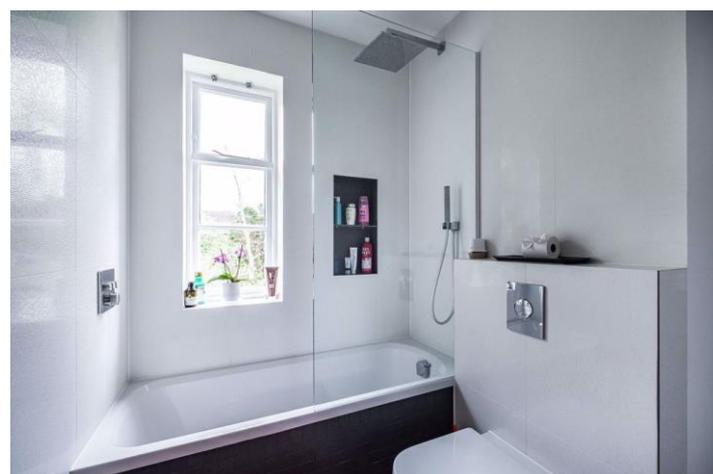
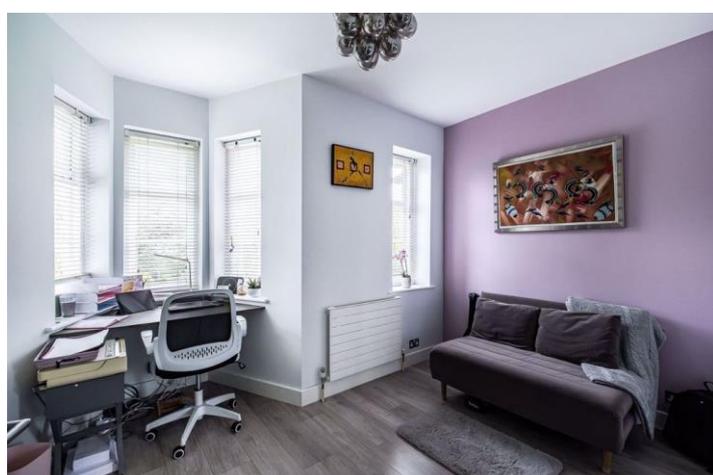
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An attractive 3/4 bedroom link-terraced cottage very well located within a short walk to the ample shops, cafes and buses of Temple Fortune. Big Wood and Little Wood are both close by. The property is presented in excellent decorative condition benefiting from open-plan ground floor accommodation with a fully fitted kitchen, 3 bedrooms with a bathroom and en-suite shower room on the first floor, and a bedroom and shower on the top floor. The property benefits from very well maintained front & rear gardens. Viewing of this fine home is recommended.

3/4 bedrooms | Lounge/dining room | Kitchen | Downstairs wc | Family bathroom | 2 en suite shower rooms | Front & rear gardens | EPC=E



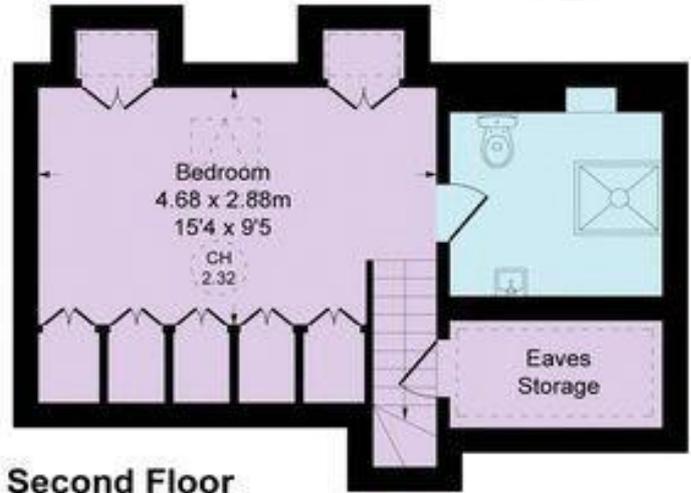


# Erskine Hill, NW11

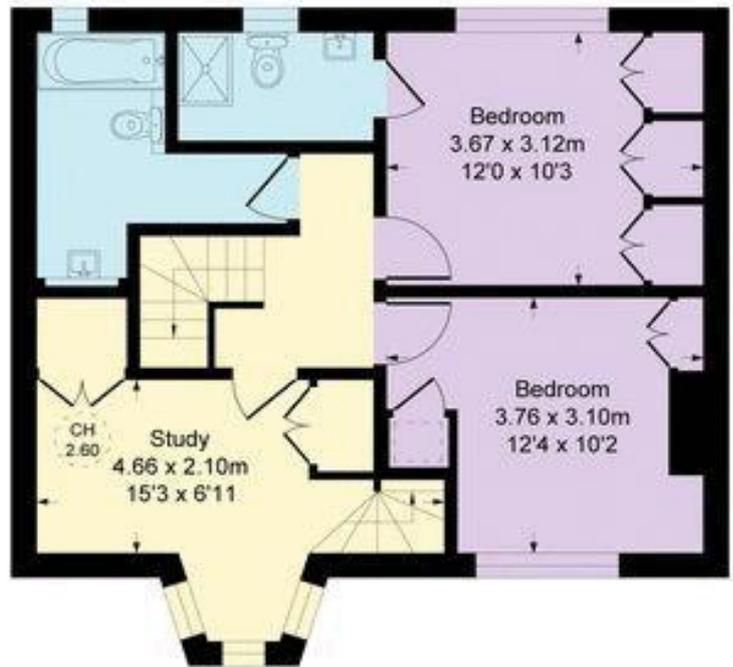
Approximate Gross Internal Floor Area = 120.5 sq m / 1299 sq ft



**Ground Floor**  
467 sq ft / 43.3 sq m



**Second Floor**  
286 sq ft / 26.5 sq m



**First Floor**  
546 sq ft / 50.7 sq m

This Plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy or completeness of it or any information within it.

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.