

Estelle Road, NW3

2 1 2

£1,100,000 *Share of Freehold*

A beautifully presented garden flat arranged over the ground and lower-ground floors, situated on a quiet residential street just moments from Hampstead Heath. This well-appointed home offers two generous double bedrooms, providing comfortable and versatile living accommodation. The property features a bright and welcoming reception room with a modern open-plan kitchen, creating an ideal space for both everyday living and entertaining.

Ideally located for transport links, the property is approximately 0.2 miles from Gospel Oak Overground Station, 0.5 miles from Belsize Park Underground Station (Northern line), and 0.5 miles from Hampstead Heath Overground Station, providing excellent connections across London.





Winkworth Belsize Park

020 7483 7604 | belsizepark@winkworth.co.uk

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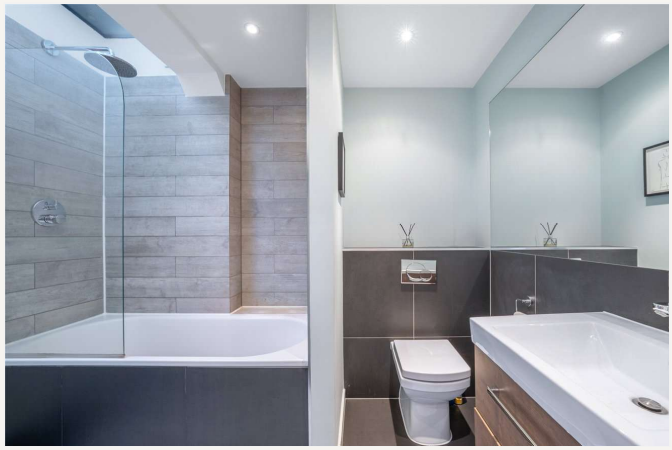
KEY FEATURES

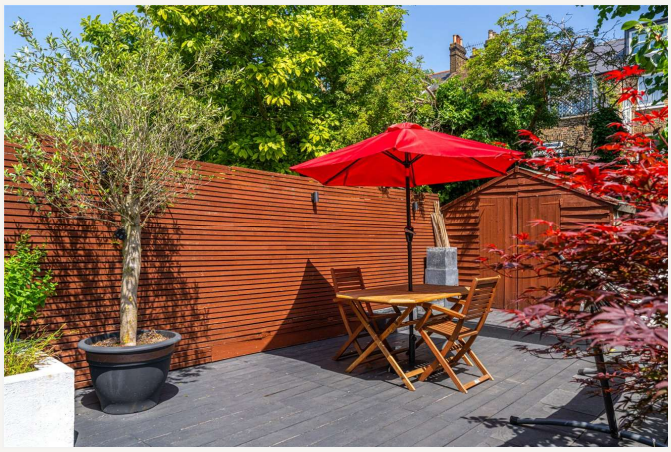
- Master Bedroom with En-Suite & Walk in Wardrobe
- Further Double Bedroom with En-Suite Shower
- Guest Cloakroom
- Reception Room
- Modern Open-Plan Kitchen
- Private Garden
- Courtyard
- Study



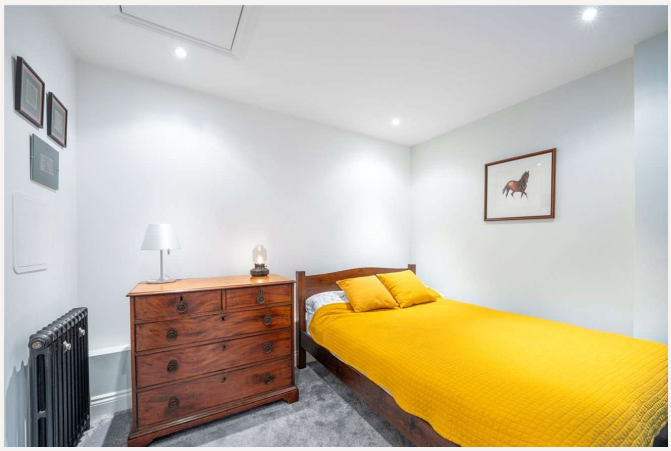
MATERIAL INFO

Tenure: Share of Freehold
Lease Expiry Date: 29/09/2138
Service Charge: Ad Hoc
Ground Rent: A Peppercorn
Council Tax Band: E
EPC rating: C

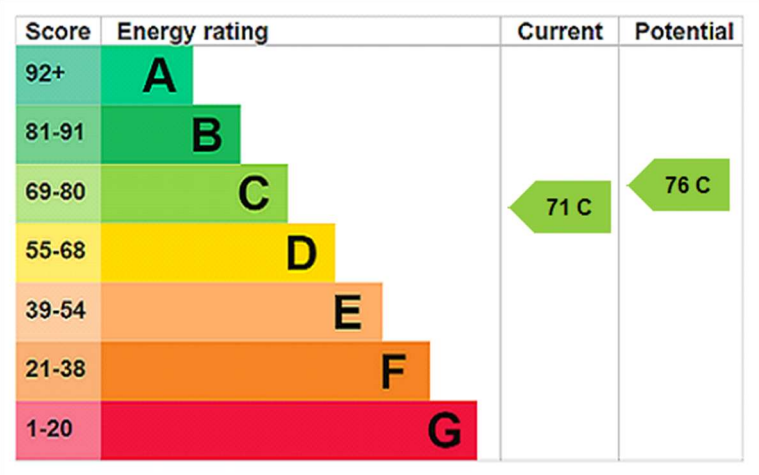








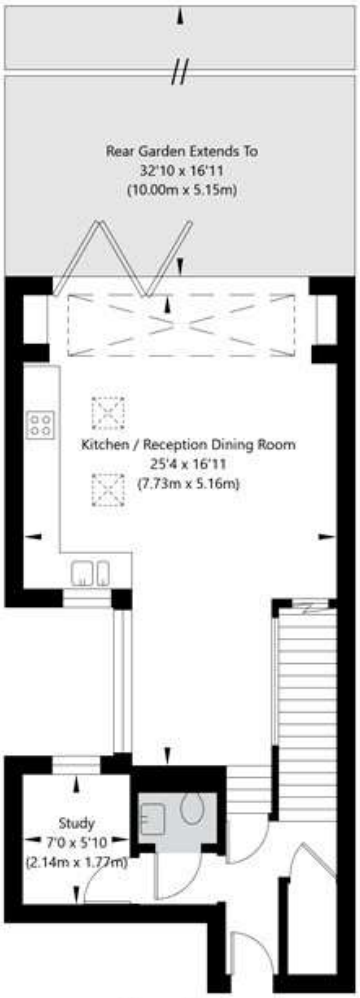




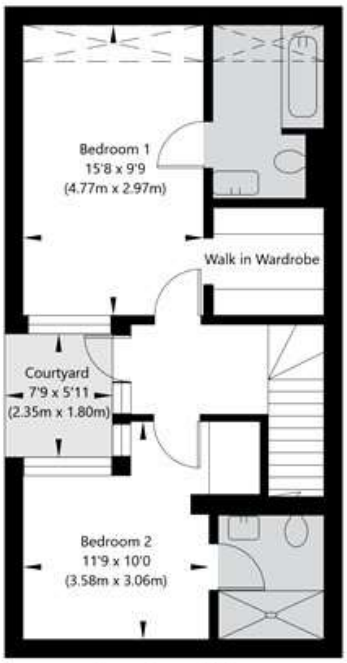
For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/BEL260033

Estelle Road, London NW3 2JY



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 48.34 SQ M / 520 SQ FT



Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 45.29 SQ M / 487 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 93.63 SQ M / 1007 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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