



ERSKINE HILL, NW11
£965,000 LEASEHOLD

A CHARMING 2/3 BEDROOM COTTAGE WITH GARAGE AND OWN DRIVEWAY.

2/3 Bedrooms/ 2 Bathrooms/ Guest WC/
 Garage and Own Driveway/ Stunning 120'
 West Facing Garden/ Chain Free/ EPC
 Rating: E/ Council Tax Band: G



DESCRIPTION:

A delightful 2/3 bedroom end of terraced cottage with both an en-suite shower room, a family bathroom and a guest WC. The 3rd bedroom which was previously larger is now a utility room/study. Erskine Hill is located on the South Side of Hampstead Garden Suburb and is well located both for shops at Temple Fortune and also the fabulous open space of the Heath Extension, Central square and Bigwood.

On the ground floor of the house is a spacious lounge and dining room which opens out onto the superb West facing garden. There is also a well proportioned modern kitchen which also has access to the rear garden. To the side of the house, set back, is a large, single garage with parking to the front for 2 cars.

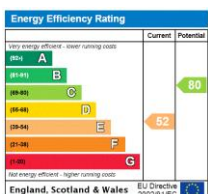
Finally to the rear of the house is a superb 120' west facing lawned garden, with a large terrace. Both internally and externally the house appears to be in good order, which subject to HGS Trust approval and planning permission could possibly be enlarged.

Currently leasehold, we understand that the Freehold should be available to purchase if required.

The house is being sold with no upper chain, but is currently awaiting probate.

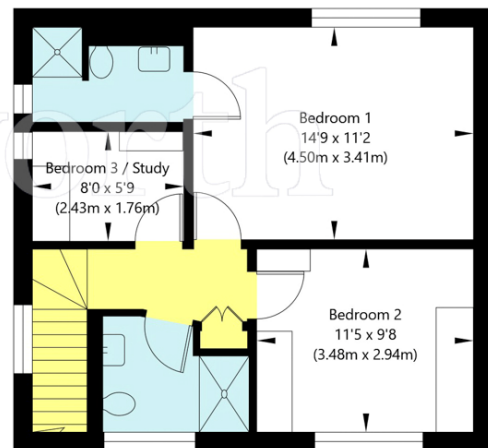
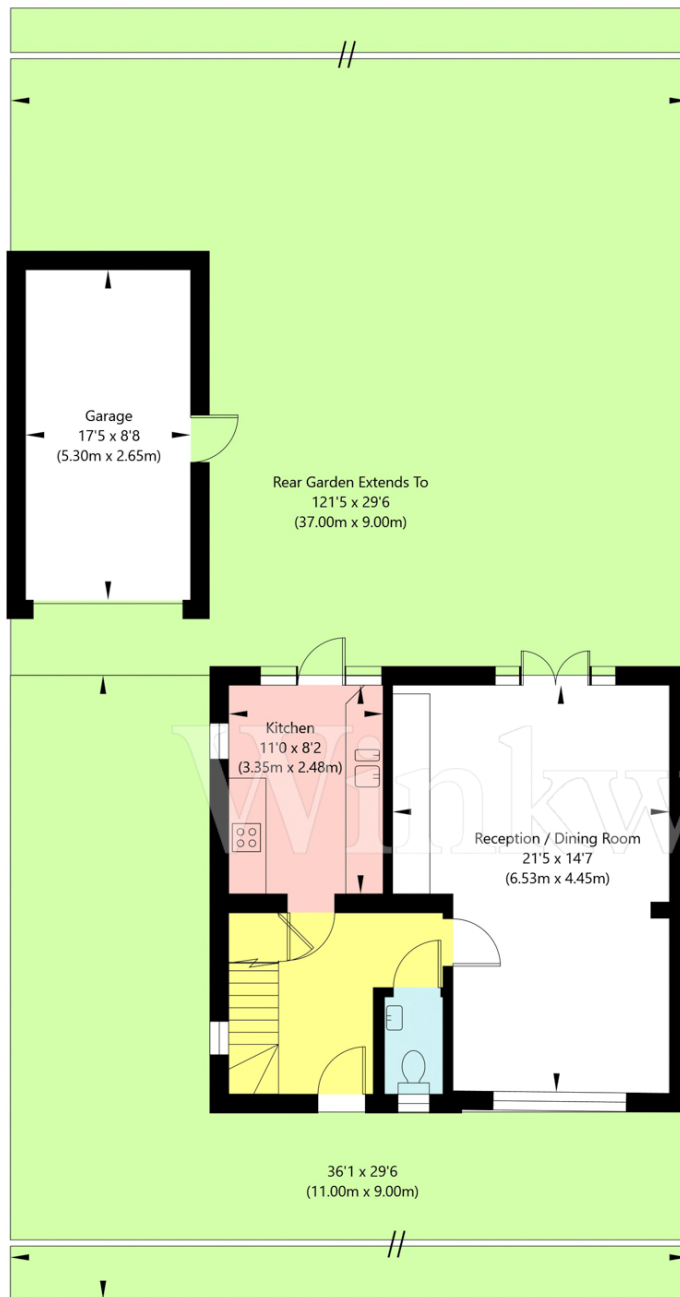
Viewing is highly recommended.

Leasehold 999 years from 24/06/1907





Erskine Hill, London NW11 6EY



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 46.02 SQ M / 495 SQ FT

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 46.32 SQ M / 499 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 92.34 SQ M / 994 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.