

Estelle Road

Gospel Oak, NW3



2
BEDROOMS



2
RECEPTION
ROOMS



FITTED
KITCHEN



RESIDENT
PARKING



TRANSPORT
LINKS



GROUND
FLOOR



A two bedroom, two bathroom garden flat arranged over two floors, moments away from Hampstead Heath.

Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England

No. 2441809. Registered Office: 197 Ballards Lane, London N3 1LP

Directors: S.E. Gerrard MNAEA MARLA, D.H. Smith FNAEA MARLA, W.A. Price MNAEA, G.Tsuan MARLA, S.M. Gerrard MA MRICS FICBA



Estelle Road, Gospel Oak, NW3

- Private garden
- Basement
- Period features
- Open plan living
- No upper chain
- Close to Heath

THE OWNERS LOVE

"Stunning Hampstead Heath is only a 5 minute walk away"

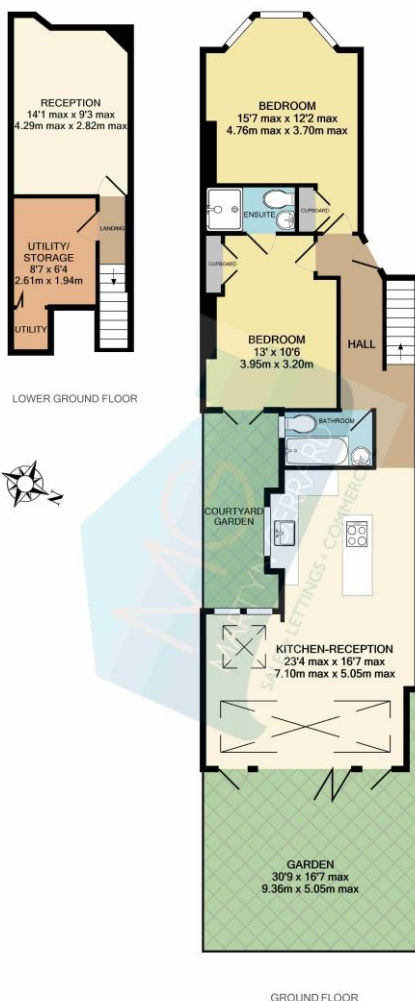
"We love the bi-folding doors out onto the garden which really opens up the flat on sunny days"

"The flat is a modern and easy to maintain throughout"

WE'VE NOTICED

The property offers easy access to the amenities of South End Green as well as the green open spaces of Hampstead Heath and Parliament Hill fields.

Gospel Oak Overground Station is approximately 350 metres away and Hampstead Heath Overground Station is approximately 1km.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

A copy of the full EPC is available on request.

Guide Price £950,000 Share of Freehold