

# Erskine Hill

HAMPSTEAD GARDEN SUBURB NW11





**An important double fronted detached Grade II listed family home built in 1911, designed by Edward Lutyens with the interior completed by George Sutcliffe and approaching 2800 sq ft.**



Internally this fine house has been painstakingly refurbished to the very highest of standards by the current vendor. The accommodation is generously laid out over three floors and includes three reception rooms with an abundance of natural light. On the first floor the lavish master bedroom suite features a dressing area and a stunning oversized limestone bathroom with integrated television leading on to a terrace.

Full benefits include a B&O sound & Lutron lighting system to all principal rooms, original restored working fireplaces, sash windows throughout, Miele appliances in the kitchen, a beautiful landscaped garden designed by Mark Enright with a full irrigation system, lighting, exterior CCTV and B&O speakers.

ENTRANCE HALL • DRAWING ROOM • DINING ROOM • FAMILY ROOM WITH DINING AREA  
POGGENPOHL KITCHEN • GUEST CLOAKROOM • UTILITY ROOM • MASTER BEDROOM SUITE WITH  
DRESSING AREA AND LUXURY BATHROOM • 4 FURTHER DOUBLE BEDROOMS (1 ENSUITE)  
FAMILY BATHROOM • ADDITIONAL WC • UNDERFLOOR HEATING • STARK SANITARY WARE  
2 TERRACES • LANDSCAPED GARDEN • GARAGE • OFF STREET PARKING



**Erskine Hill**



GROSS INTERNAL AREA  
INCLUDING GARAGE  
258 SQUARE METRES  
2,777 SQUARE FEET



GROUND FLOOR

SECOND FLOOR

FIRST FLOOR



PRICE UPON APPLICATION  
FREEHOLD  
SOLE AGENT



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INTERNATIONAL

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