



Erskine Hill, NW11

Gross internal area (approx.)

2167 Sq ft (201 Sq m) Excluding Store and Under Eaves

2313 Sq ft (215 Sq m) Including Under Eaves and Excluding Store

For identification only, Not to Scale

capital 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



Erskine Hill, NW11

A charming Grade II listed 4 double bedroom semi-detached family home, bathed in natural light with high ceilings, designed by George Lister Sutcliffe in 1911 to Sir Edward Lutyens designs and offering 2,167 Sq Ft over 3 floors.

The ground floor offers flexible open plan accommodation including a kitchen/dining room with a separate reception room, family/playroom & utility room.

The master bedroom suite includes a dressing room and en-suite bathroom with a separate shower and bath. There are 3 further bedrooms & a family bathroom.

Externally the beautiful rear landscaped garden is 83' with the additional benefit of a patio.

Situated at the top of Erskine Hill & very close to North Square this location is highly desirable in Hampstead Garden Suburb.

ENTRANCE HALL: RECEPTION ROOM: KITCHEN/DINING ROOM: PLAYROOM/FAMILY ROOM: MASTER EN SUITE BEDROOM WITH DRESSING ROOM: 3 FURTHER BEDROOMS: FAMILY BATHROOM: GUEST WC: LANDSCAPED FRONT & REAR GARDEN: RESIDENTS' PARKING

SOLE AGENT

£2,150,000



SALES 020 8458 7311

RENTALS 020 8209 1144

FAX 020 8209 0307

E sales@glentree.com

E rentals@glentree.com

W www.glentree.com

Glentree Estates Ltd

698 Finchley Road

London NW11 7NE

