



RESIDENTIAL SALES & ACQUISITIONS

## ESTELLE ROAD LONDON NW3

An immaculate, Victorian terraced home, that has been skilfully extended and refurbished to provide exceptional living space over the ground and 3 upper floors. The house extends to approximately 2700 Sq ft and is located on this quiet one-way street in South End Green.



The spacious ground floor accommodation consists of a double length sitting room with stripped wood flooring, 3m high ceilings, intricate period detail and two marble fireplaces. The extended Bulthaup kitchen/breakfast/dining room has a feature glazed ceiling and by-fold doors that lead out to the garden beyond. There are three bedrooms, a family bathroom and access onto a large roof terrace on the first floor, the principal bedroom suite with a luxurious CP Hart en suite bathroom covers the second floor and on the top floor there is the fifth bedroom and second family bathroom. Outside the private rear garden extends to 30ft has a large dining/BBQ area on a paved patio, the dwarf wall surround has inset flower beds, built in bench seating, mature hedges, level lawned area and garden store.

The array of shops, cafes, pubs and deli's at South End Green are close by as well as the green open spaces of Hampstead Heath and the much loved Parliament Hill Lido. Many of London's best primary schools are within close proximity, and Gospel Oak Primary School (rated Ofsted outstanding) is less than 250m away.

Estelle Road is conveniently located for transport links with Gospel Oak overland station a mere few minutes walk which provides links to the city (in 30 minutes) amongst other places. Belsize Park underground is (0.7miles) provides fast access to Kings Cross, the City and West End and many more places. Estelle Road is also on a cycle route to Kings Cross (20mins) and the city.

### ACCOMMODATION & AMENITIES

Entrance Hall: Drawing Room: Family Room: Extended Kitchen/Breakfast/Dining Room: Small Cellar: Guest Cloakroom: Principal Bedroom with En-Suite Bathroom: Four Further Bedrooms: Two Family Bathroom: Roof Terrace: Generous Patio Area and Garden: CA-B Residents Permit Parking.

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## TERMS

TENURE

Freehold

GUIDE PRICE

£2,825,000 **Subject to Contract**

## 4 Estelle Road, NW3

Approximate Gross Internal Area  
257 sq m/ 2763 sq ft Including Under Eaves  
251 sq m/ 2698 sq ft Excluding Under Eaves

Not to Scale, for identification only



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).

