



## Estelle Road, , Hampstead, NW3 2JX

**£575,000**

Occupying the first floor of a converted Victorian property, this one double bedroom apartment has a lovely light and spacious feel throughout. There is a large reception to the front of the property, with a separate kitchen adjoining. The bedroom is found at the rear and offers direct access out to a charming private roof terrace. Hampstead Heath is just a short walk away, along with the excellent local transport links at Gospel Oak (Overground), Belsize Park (Underground) and the popular 24 bus route.

- ONE DOUBLE BEDROOM
- BATHROOM
- EPC D
- RECEPTION
- WEST FACING ROOF TERRACE
- SEPARATE KITCHEN
- RESIDENTS PERMIT PARKING



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Good	Pass	Very environmentally friendly - lower CO <sub>2</sub> emissions	Good	Pass
A (91-100)			A (1-10)		
B (81-90)			B (11-20)		
C (69-80)			C (21-30)		
D (55-68)			D (31-40)		
E (45-54)			E (41-50)		
F (35-44)			F (51-60)		
G (1-34)			G (61-70)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	