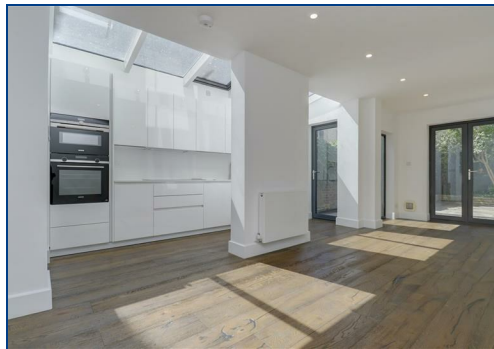




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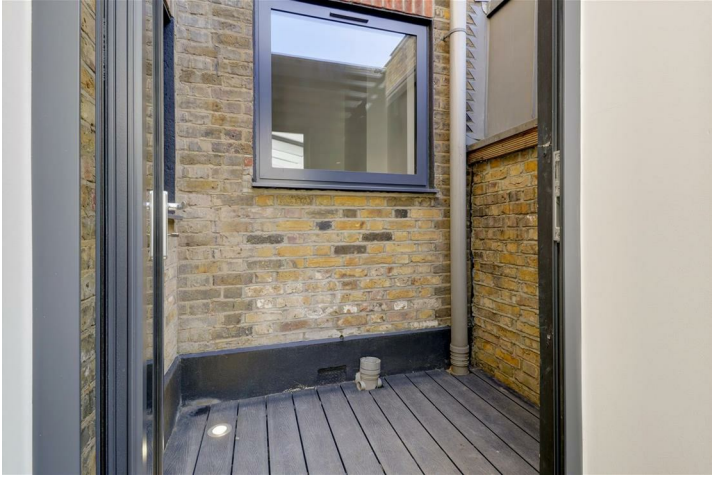


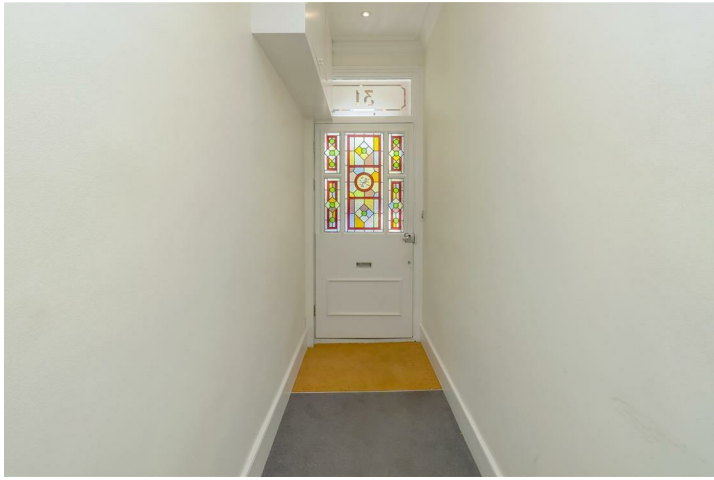
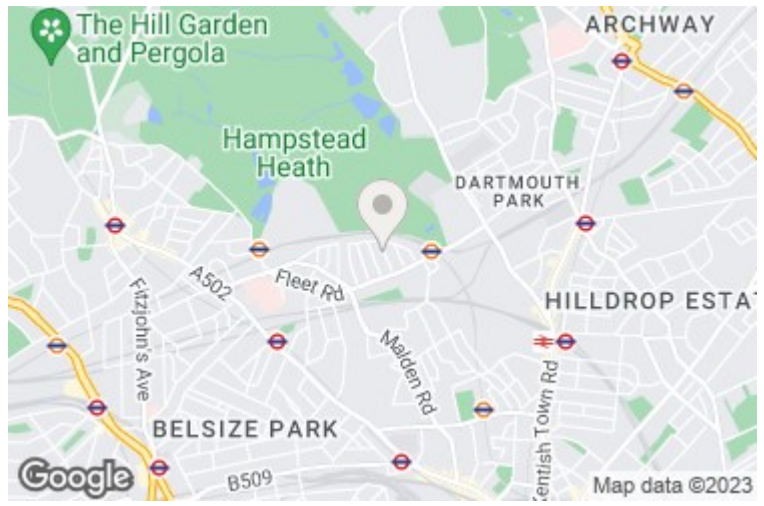
## **Estelle Road, Hampstead, NW3 2JX**

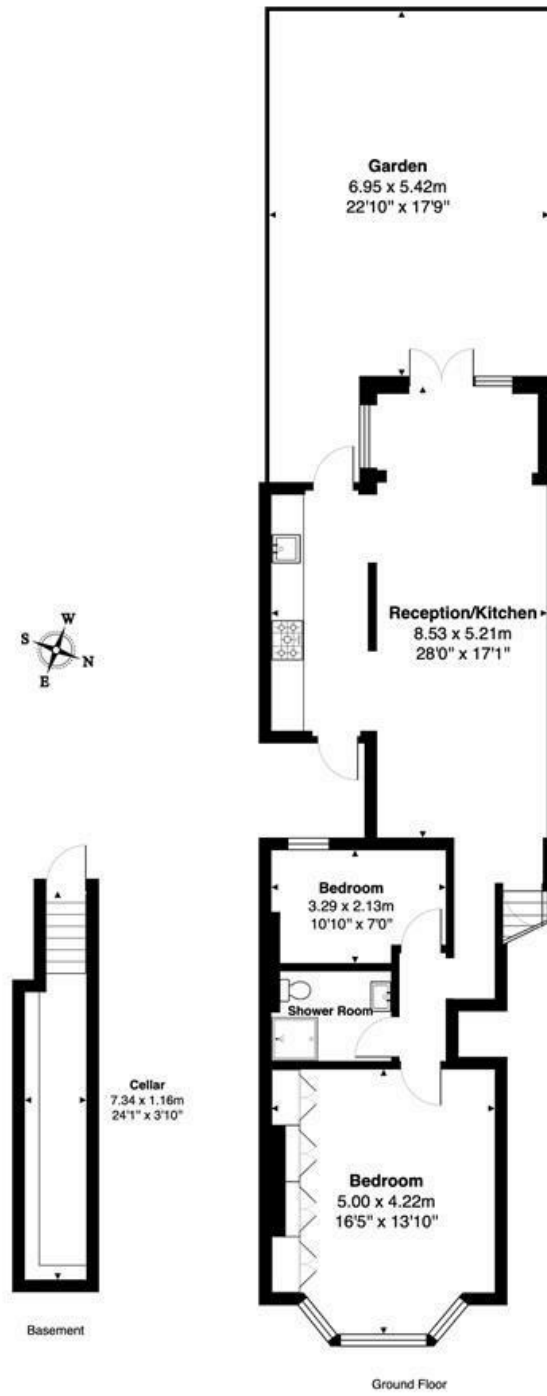
**£950,000**

Newly refurbished to a very high standard, this two bedroom ground floor flat provides wonderful bright rooms throughout, which are flooded with natural light. The apartment has been extended at the rear, giving the large reception room a spacious feeling, with doors opening to a gorgeous south west facing garden. There is a generous sized cellar offering ample storage space, and the property sits on a quiet residential street just a short walking distance from the footbridge to Parliament Hill and Hampstead Heath. CHAIN FREE

**\* TWO BEDROOMS \* LARGE RECEPTION ROOM \* FULLY FITTED MODERN KITCHEN \* BATHROOM \* CELLAR \* SOUTH WEST FACING GARDEN \* RESIDENTS PERMIT PARKING \* COUNCIL TAX BAND E \* EPC C \* SHARE OF FREEHOLD**







Total Area: 73.7 m<sup>2</sup> ... 793 ft<sup>2</sup> (excluding cellar)  
All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		76	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	