

Hollycroft Avenue,
Hampstead



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Edwardian home extending to approximately 4,244 sq ft.

Built in 1912, a stunning family home located on a sought-after position within the Crofts. Further benefiting from off street parking and south west facing gardens.

An outstanding 6-bedroom Edwardian home, built circa 1912, and located on a tree lined avenue within the 'Crofts' Hampstead, further benefitting from a south west facing garden and driveway for two cars.

Extending to approx. 4,244 sq ft / 394.3 sq m this beautiful home retails a wealth of period features, and the bright, and spacious accommodation is positioned over only three floors. The elevated ground floor entrance leads to an impressive entrance hall that gives access to three intercommunicating reception rooms, a separate WC, and a large a kitchen/breakfast room that opens on to the private, mature south west facing rear garden.

In addition, there is an excellent studio room with kitchenette that is adaptable dependent on requirements. Across the two top floors are six bedrooms including an expansive principal suite with two dressing rooms and a large en-suite bathroom. There are two additional bathrooms and access to a south west facing roof terrace and eaves storage.



Location

Hollycroft Avenue is a 0.7 mile walk from the numerous amenities of Hampstead Village, including many boutiques, restaurants and cafes. Transport links include Hampstead Underground Station (Northern Line) and numerous bus routes on Finchley Road. The 800 acre expanse of Hampstead Heath is located just 0.3 miles away.

Postcode region: NW3

General

Local Authority: London Borough of Camden
Council Tax: Band H
EPC Rating: D
Parking: Off street parking
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

4,244 sq ft (394.3 sq m)
6 bedrooms
3 reception rooms
South west facing garden
Roof terrace
Freehold

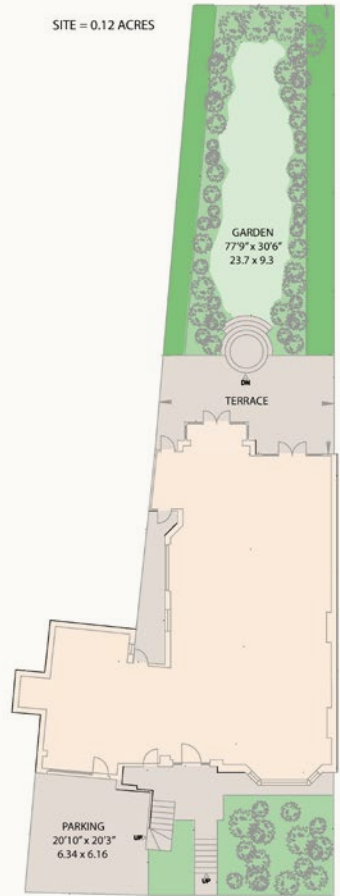
Guide price £5,750,000





HOLLYCROFT AVENUE
LONDON NW3
Gross Internal Area = 391.3 sq metres
(Excluding Low Heights) 4212 sq feet

SITE = 0.12 ACRES



Strutt & Parker Hampstead

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