



# Rosecroft Avenue

Hampstead, NW3

£12,500 per month  
(£2,884.62 per week)

A delightful 6 bedroom Edwardian detached family residence comprising approximately 6,500 sq ft, benefiting from original parquet floors, high ceilings, beautiful mature patio garden, gym, garage for 2 cars and off street parking. Accommodation comprises large entrance hall, 2 reception rooms, dining room, fully fitted kitchen with separate breakfast room, guest cloakroom downstairs to: formal reception room with French doors leading to the garden, utility room, guest cloakroom, staff quarters comprising double bedroom with en-suite shower room, gym room mezzanine: guest cloakroom 1st floor: master bedroom with fitted wardrobes and en-suite bathroom, 2 large double bedrooms, double bedroom with en-suite shower room, large family bathroom with walk in shower 2nd floor: 2 double bedrooms, large family bathroom with walk in shower. floors, high ceilings, beautiful mature patio garden, gym, garage for 2 cars and off street parking.





# Rosecroft Avenue

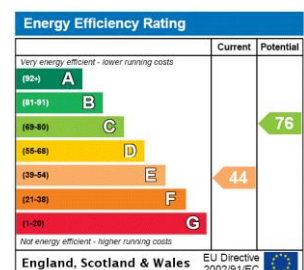
## Hampstead, NW3

- Spacious Edwardian Detached Family House
- 6 Bedrooms, 4 Bathrooms, 2 Receptions, Kitchen
- Parquet Floors, Mature Patio Garden, Parking for 2 Cars, Garage
- Situated in the Popular Crofts, Within Close Proximity to Hampstead Village (Northern Line)





**Minimum Term:** 18 months  
**Deposit Required:** £17,307.69  
**Local Authority:** London Borough Of Camden  
**Council Tax Band:** H  
**EPC Rating:** E  
**Unfurnished**



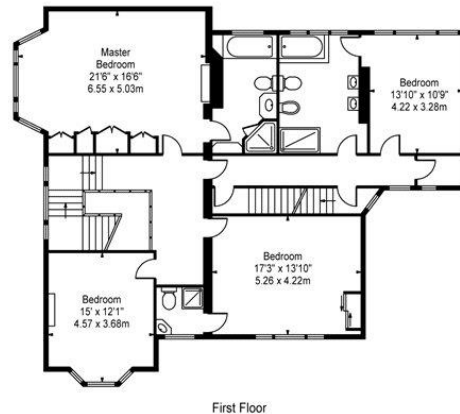
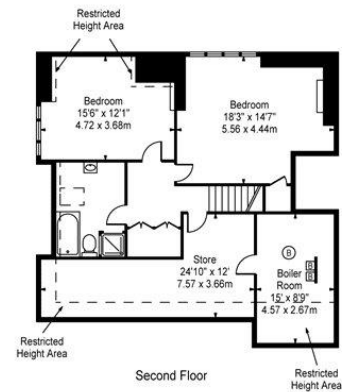
### *Chestertons Hampstead Lettings*

55-56 Hampstead High Street  
 Hampstead  
 London  
 NW3 1QH  
[hampstead@chestertons.co.uk](mailto:hampstead@chestertons.co.uk)  
 02077941125  
[chestertons.co.uk](http://chestertons.co.uk)

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)



Wentworth,  
Rosecroft Avenue, NW3



Approx Gross Internal Area **6202 Sq Ft - 576.17 Sq M**  
(Including Restricted Height Area)  
For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Prepared for Chestertons  
Ref. No. 002794

