



HOLLYCROFT AVENUE

Hampstead NW3



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A magnificent five bedroom maisonette set across the upper floors of a beautiful period house.



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Local Authority: London Borough of Camden

Council Tax band: H

Tenure: Leasehold, approximately 174 years remaining

Service charge: *

Ground rent: *

Guide Price: £3,550,000





With its own private entrance, this wonderful home is filled with period features, high ceilings and has been beautifully refurbished by its current owners.

On the first floor there is a sizeable, bespoke kitchen diner with feature marble island, a double reception with bespoke joinery and two fireplaces as well as a terrace.





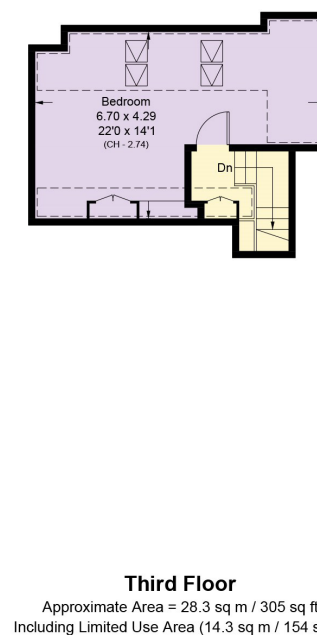
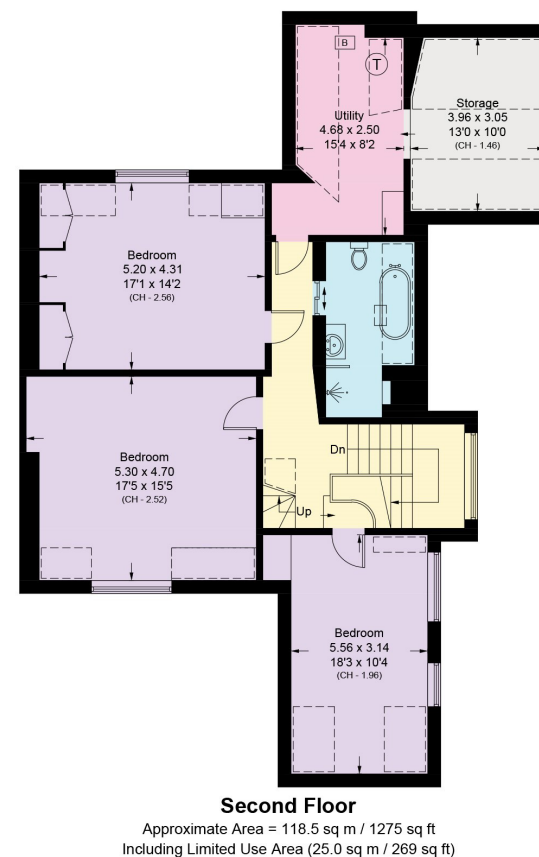
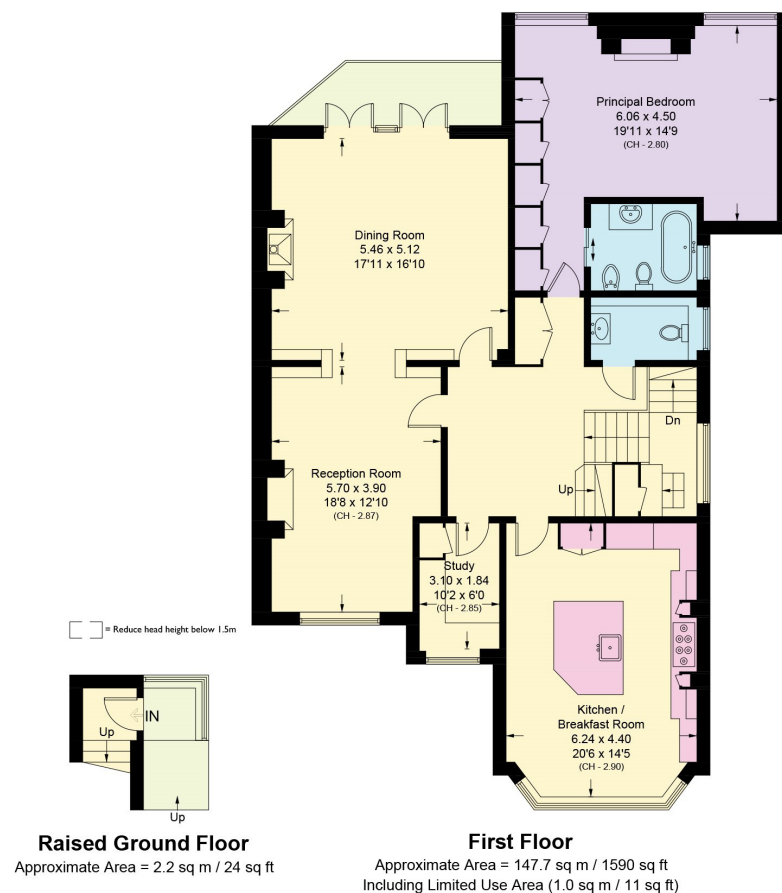


In addition there is a principal suite with en suite bathroom and a study. On the second floor there are three further sizeable bedrooms, a family bathroom as well as a fantastic and functional utility room and across the top floor is a wonderful study/playroom.



Please note we have been unable to confirm the service charge, ground rent and review periods. You should ensure you or your advisors make your own enquiries.





Approximate Gross Internal Area = 296.7 sq m / 3194 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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