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## Ferncroft Avenue Hampstead NW3

Located on this tree lined avenue within the heart of the ever popular 'Croft Roads' of Hampstead, an exceptional and deceptively large Edwardian semi-detached seven bedroom residence offered for sale in excellent decorative condition and set back behind gated driveway for 2-3 cars.

The outstanding highlight of this property is undoubtedly the huge and mature park-like 171' rear garden (arguably one of the largest in the area) offering a serene outdoor space to unwind and enjoy the beauty of nature.

The current owners commissioned a comprehensive extension and refurbishment of the house some 8 years ago to provide a comfortable family home with bright and well-proportioned rooms. The cohesive design throughout also benefits from well proportioned accommodation that is tastefully decorated.

Part of the remodeling scheme included creating a light filled lower ground floor which now provides a guest bedroom with bathroom, TV/family room, gym, utility room and a dedicated wine cave.

The raised ground floor provides a charming entrance hallway, guest WC, interconnecting front and rear reception rooms and a state of the art kitchen/family/dining room. The upper floors offer a principal suite of bedroom with dressing room & en-suite bathroom, four further double bedrooms and four further bathrooms plus a first floor study/bedroom.

Situated near the picturesque Hampstead Heath and the vibrant Hampstead Village, this property benefits from a prime location with access to beautiful green spaces and local amenities.

**£8,500,000**

**SOLE AGENT**

**Freehold**



























# Ferncroft Avenue NW3

Gross internal area (approx.)

449 Sq m (4831 Sq ft) Including under eaves and under 1.5m

445 Sq m (4793 Sq ft) Excluding under eaves and under 1.5m

For identification only, Not to Scale



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# Ferncroft Avenue NW3

Site Acre 0.294 (approx.)

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Garden  
Approximately  
171' 1" x 69' 8"  
(52.14 x 21.23)

Drive Way  
Approximately  
39' 2" x 36' 3"  
(11.95 x 11.05)

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