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Hollycroft Avenue Hampstead NW3

A magnificent four bedroom, three reception room garden duplex apartment spanning close to 3,500 sq ft hewn from the raised and garden levels of a double fronted Edwardian house enjoying both a beautifully landscaped rear garden with Carp pond and off street parking for two cars.

This fine home is presented in very good decorative condition and retains a number of period features including subtle plaster work to the ceilings, ornate plaster freize-work, fireplaces and timber floors.

Generous entertaining space is provided on the raised ground floor including a drawing room, dining room and family room as well as a 20' kitchen breakfast room leading directly on to a wonderfully generous square terrace. The master bedroom suite comprises a sumptuous bedroom (the original billiard room to the house) with ensuite dressing room and bathroom, a guest suite and two further bedrooms and a bathroom as well as a large utility/store room converted from what was a double garage.

The property is offered for sale with the full freehold.

£4,495,000

SOLE AGENT

Freehold



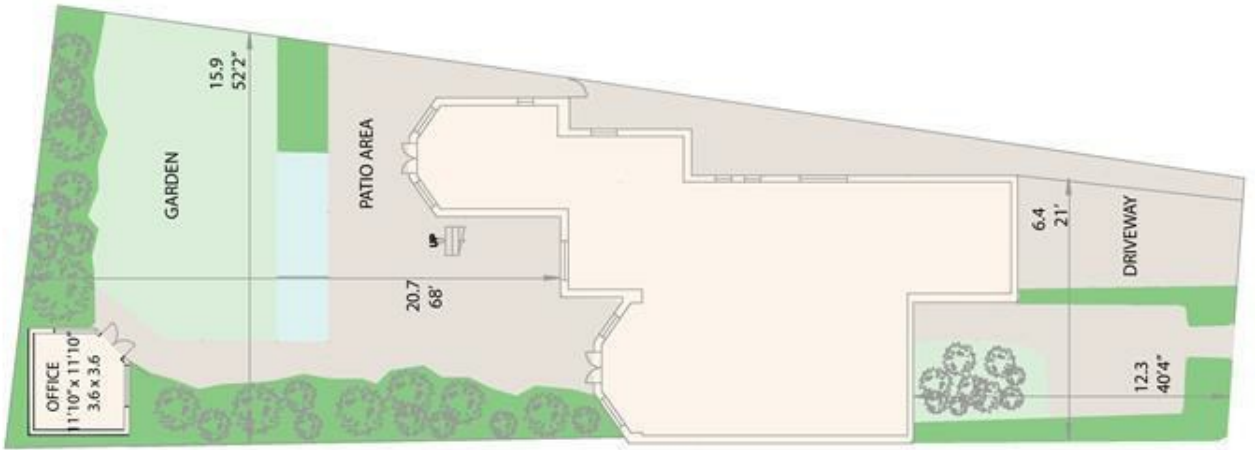








SITE PLAN



**HOLLYCROFT AVENUE
LONDON NW3**

Flat Internal Area = 321.6 sq metres
(Including Garden Office) 3462 sq feet
Flat Internal Area = 309.5 sq metres
(Excluding Garden Office) 3332 sq feet

