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## Ferncroft Avenue Hampstead NW3

A bright and spacious three double bedroom top (second) floor period conversion, situated within an attractive double fronted semi-detached house at the brow of leafy Ferncroft Avenue.

A particularly notable feature of this fine apartment is the excellent living space, which includes a spacious 16ft reception room with a south westerly aspect and a separate galley kitchen with ample storage.

There is access to a large boarded loft which is not demised but ideal for storage.

Ferncroft Avenue is a sought after tree-lined road forming part of the coveted, family orientated "Crofts" area of Hampstead, and is ideally situated for the amenities of Hampstead Village (Northern Line) and Finchley Road (Jubilee & Metropolitan Lines), in addition to the vast open spaces of Hampstead Heath.

**£1,100,000**

**Leasehold**















# FERNCROFT AVENUE



APPROXIMATE GROSS INTERNAL AREA (EXCLUDING REDUCED HEADROOM)  
1141 SQ. FT. (106 SQ. M.)  
REDUCED HEADROOM = 11 SQ. FT. (1 SQ. M.)  
TOTAL = 1152 SQ. FT. (107 SQ. M.)