FERNCROFT AVENUE

HAMPSTEAD, LONDON, NW3

Located on this tree-lined avenue within the heart of the ever popular 'Croft Roads' of Hampstead, a delightful semi-detached six/seven bedroom Edwardian house (428.65 sq m/4,614 sq ft) offered for sale in excellent decorative condition and set back behind a gated driveway for two cars.

The house was comprehensively refurbished 12 years ago and the vendors have meticulously maintained it ever since. The bright and well-proportioned accommodation is arranged by way of a large entrance hall leading to a 20' bay fronted reception room intercommunicating with a 20' dining room with pocket doors to separate the two rooms if necessary.

Miele

The kitchen/breakfast room offers a beautiful view of the lush mature garden through a double aspect wall of glass.

This wonderful home also boasts a light filled lower ground floor which provides a gym, shower room, media room, utility room and wine cave. There is also access to the rear garden.

SHOCKING SUSPENSE!
SIZZLING ROMANCE!
GRACE KELLY
TCH A THIEF
Raf and Fiona
OLYMPIC
PARTY

The first floor offers a principal suite comprising an 18' bedroom, separate dressing room & en-suite bathroom as well as a second guest bedroom with en-suite and study/bedroom.

ACCOMMODATION

- Principal Bedroom with Dressing Room and En-Suite Bathroom
- 5/6 Further Bedrooms
- 5 Further Shower Rooms
- 20' Dining Room
- Kitchen/Breakfast Room
- Gymnasium
- Media Room
- Utility Room

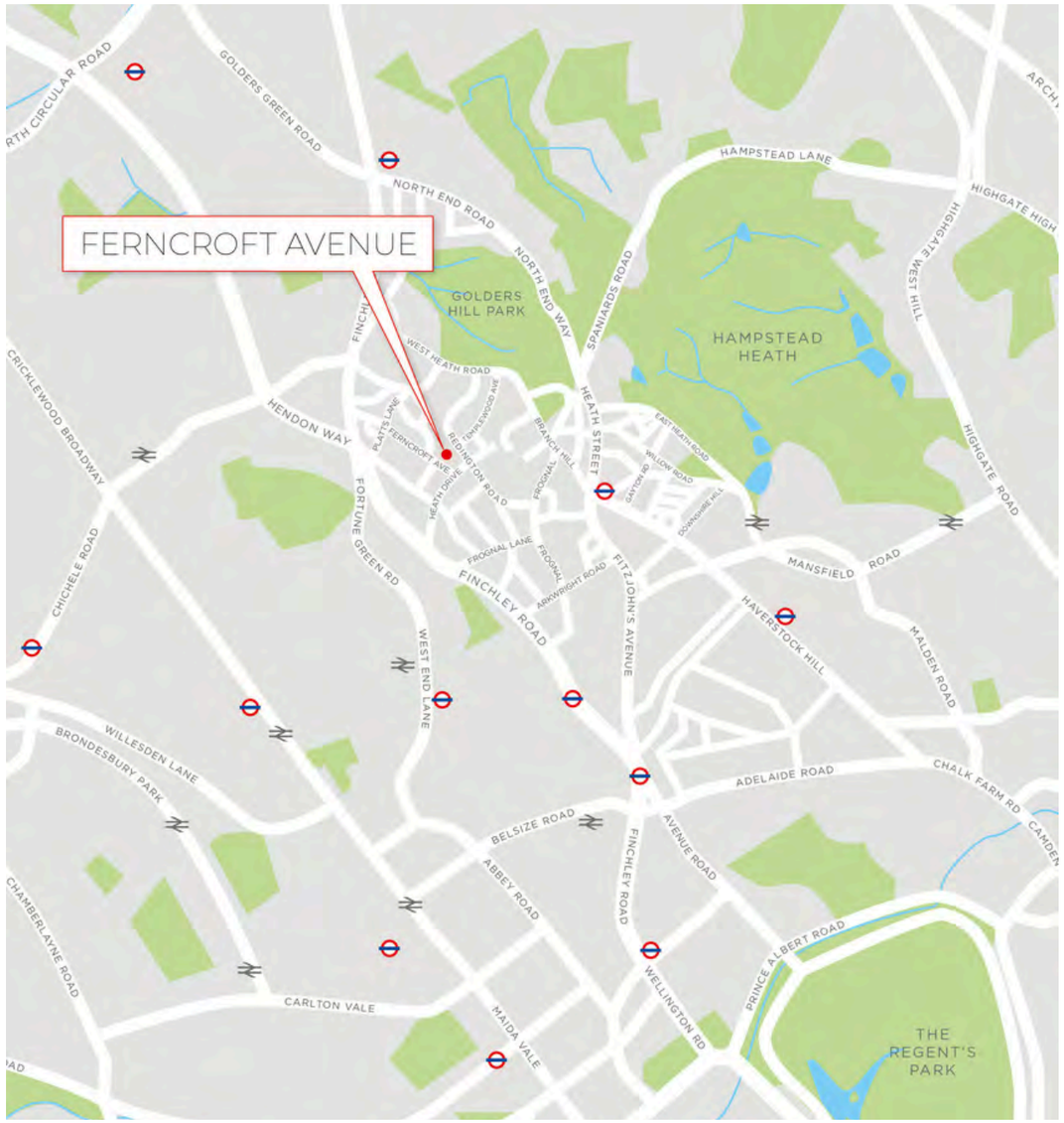
  Wine Cave

AMENITIES

- Rear Garden
- Electric Charging Point on Driveway
- Gated Driveway for 2 Cars

The second floor enjoys four additional bedrooms and three shower rooms (one en-suite).

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.


FERNCROFT AVENUE
GOLDERS GREEN ROAD
NORTH END ROAD
HAMPSTEAD LANE
HIGHGATE HIGH
GOLDERS HILL PARK
NORTH END WAY
SPANIARDS ROAD
HIGHGATE WEST HILL
HAMPSTEAD HEATH
WEST HEATH ROAD
HENDON WAY
HEATH STREET
HIGHGATE ROAD
FINCHLEY ROAD
MANSFIELD ROAD
HAVERSTOCK HILL
MALDEN ROAD
WILLESDEN LANE
BRONDESBURY PARK
WEST END LANE
ADELAIDE ROAD
CHALK FARM RD
BELSIZE ROAD
AVENUE ROAD
ABBEY ROAD
FINCHLEY ROAD
PRINCE ALBERT ROAD
CARLTON VALE
MAIDA VALE
WELLINGTON RD
THE REGENT'S PARK

Hampstead Heath
Jack Straw's Car Park

OLE & STEEN
OLE & STEEN

Ferncroft Avenue, Hampstead, NW3

Approximate gross internal area

428.64 sq m / 4,614 sq ft

(Excluding Loft & Restricted Height Under 1.5m)

Loft
29.36 sq m / 316 sq ft

Restricted Height Under 1.5m
5.67 sq m / 61 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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TENURE: FREEHOLD

COUNCIL TAX: CAMDEN (BAND H)

EPC: D

ASKING PRICE: £6,950,000

JOINT SOLE SELLING AGENT

TK International
020 7794 8700
www.t-k.co.uk

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.