



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

Residential Sales  
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Property Management

Sales Office:  
9 Heath Street  
Hampstead  
London NW3 6TP  
E: sales@t-k.co.uk

Lettings Office:  
16-18 Heath Street  
Hampstead  
London NW3 6TE  
E: lettings@t-k.co.uk

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## **Ranulf Road The Hocrofts NW2**

This stunning traditional early 1900's converted garden apartment is the epitome of charm and character, situated within a sought after enclave of residential homes which are predominantly still arranged as single dwelling houses.

Boasting approximately 1,100 sq ft of living space arranged over the raised and lower ground floors, the apartment offers a 34'11 double reception room providing excellent living and entertaining areas, featuring a charming large bay window with natural light which floods through from front to rear, and fireplaces situated in both the family room and dining room.

The lower ground floor houses two bedrooms, both of which comprise ample built in storage, and two bathrooms. The generously proportioned master bedroom provides access to a wonderful 76 ft private south westerly facing rear garden.

Ranulf Road is located within "The Hocrofts" - a highly desirable and sought after residential family area, with a popular UCS owned cricket ground just around the corner from the subject property located on Hocroft Road. The Hocrofts is favourably situated for access to the buses on Finchley Road and Fortune Green Road, in addition to West Hampstead Thameslink & Underground Station (Jubilee Line) as well as Finchley Road Underground Station (Metropolitan & Jubilee Lines), and perfectly placed within easy reach of Brent Cross Shopping Centre and the arterial roads such as the A41 and the M1.

**£980,000**

**SOLE AGENT**

**Share of Freehold**

















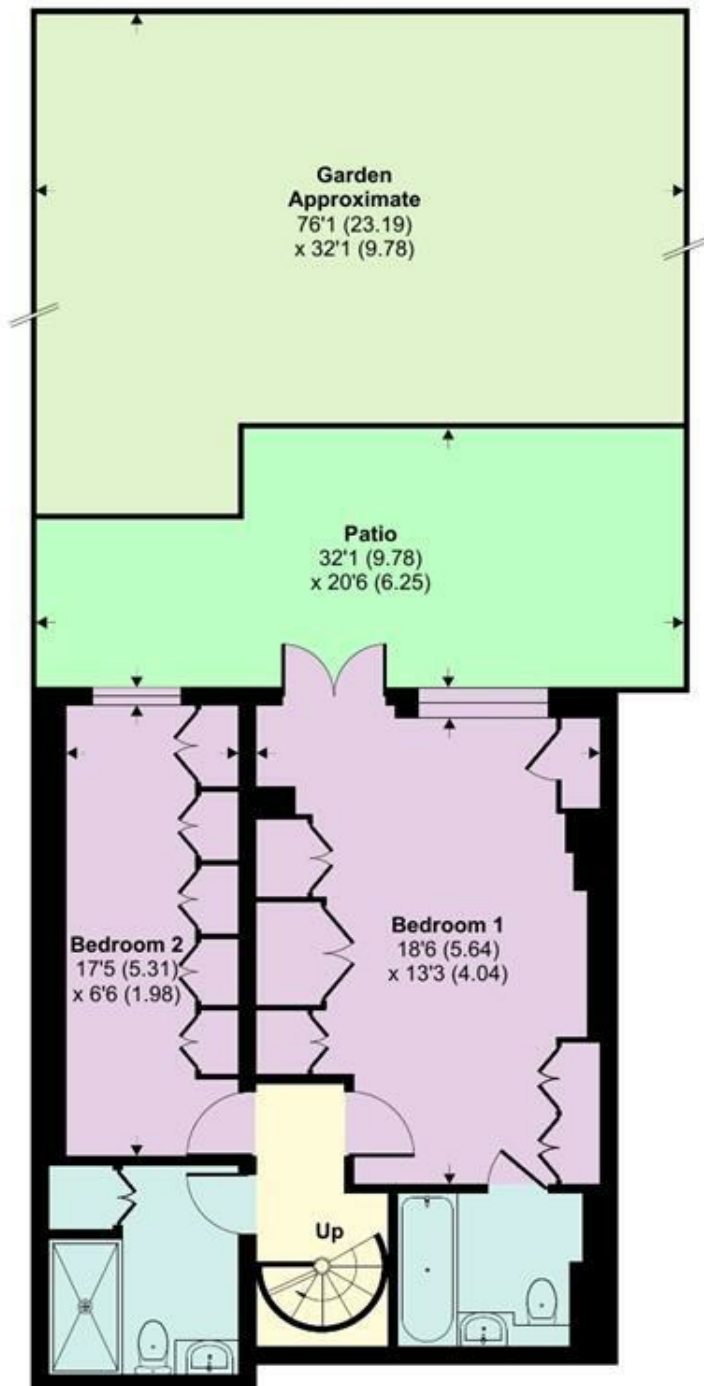




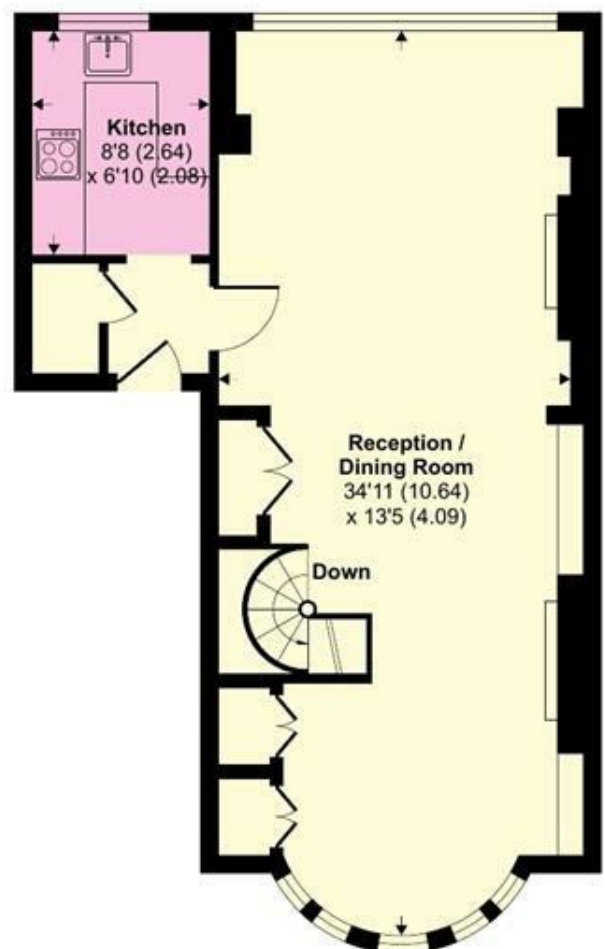
# Ranulf Road, The Hocrofts, NW2

Approximate Area = 1097 sq ft / 101.9 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



RAISED GROUND FLOOR