



Rosecroft Avenue, London **NW3 7QA**

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**WAYNE  
& SILVER**

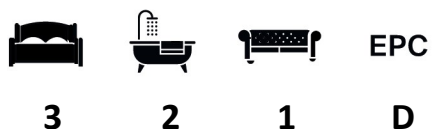
# Rosecroft Avenue, London NW3 7QA

This charming duplex apartment offers three bedrooms and a private garden. Set within an elegant Edwardian building, the tastefully refurbished home spans the lower and raised ground floors, flooded with natural light that creates a serene ambiance throughout.

The property features three sizable double bedrooms, including a magnificent principal bedroom. Both the spacious double reception room and the principal bedroom offer direct access to a secluded west-facing garden, two contemporary shower rooms (one being an en suite) and an impressively large, modern kitchen.

This home is conveniently close to renowned schools, making it an ideal residence for families. Additionally, a short stroll leads to the vibrant Hampstead Village, known for its eclectic mix of independent boutiques, cafes, and restaurants. The village also boasts a rich cultural scene, with various art venues and historic landmarks, alongside the picturesque Hampstead Heath nearby.

Rosecroft Avenue offers proximity to all of Hampstead Village's local amenities, including shops, boutiques, popular cafes, restaurants, and the Hampstead Underground Station (Northern Line).



**Guide price:** £2,000,000

**Tenure:** Freehold

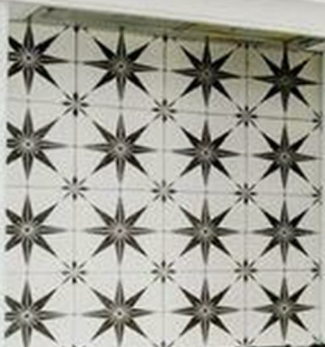
**Service Charge:** Add text here

**Local Authority:** Camden

**Council Tax Band:** H











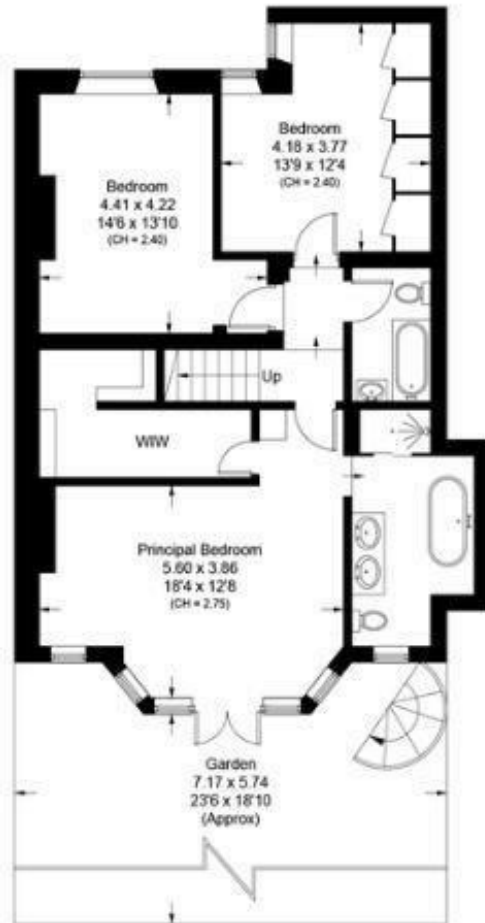






# Rosecroft Avenue, NW3

Approximate Area = 144.6 sq m / 1557 sq ft  
Including Limited Use Area (1.2 sq m / 13 sq ft)



## Lower Ground Floor

Approximate Area = 82 sq m / 883 sq ft  
Including Limited Use Area (0.1 sq m / 1 sq ft)



## Ground Floor

Approximate Area = 62.6 sq m / 674 sq ft  
Including Limited Use Area (1.1 sq m / 12 sq ft)

41 Heath Street  
Hampstead  
London  
NW3 6UA

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