



Hollycroft Avenue, London **NW3 7QG**

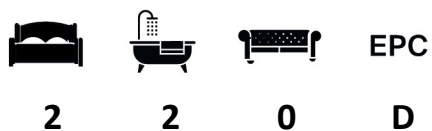
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**WAYNE  
& SILVER**

## Hollycroft Avenue, London NW3 7QG

Set within a fine period property, a well presented two bed ground floor flat. The large reception room boasts high ceilings, herringbone flooring, working fireplace and bespoke double glazing looking out onto the private garden. The kitchen is fully equipped with a separate utility area, and space for dining. The master bedroom has an en suite shower room and dressing area, a further double bedroom and family bathroom. Externally there is a terrace with steps leading up to the private garden, to the front of the property is the larger than average garage.

Hollycroft Avenue is a popular tree lined street conveniently located for the Heath and is within easy reach of the local amenities & transport links of both Hampstead (Northern) and Finchley Road (Metropolitan, Jubilee) Finchley & Frognal (Overground)



**Guide price:** £1,300,000

**Tenure:** Share of Freehold

**Local Authority:** Camden

**Council Tax Band:** G

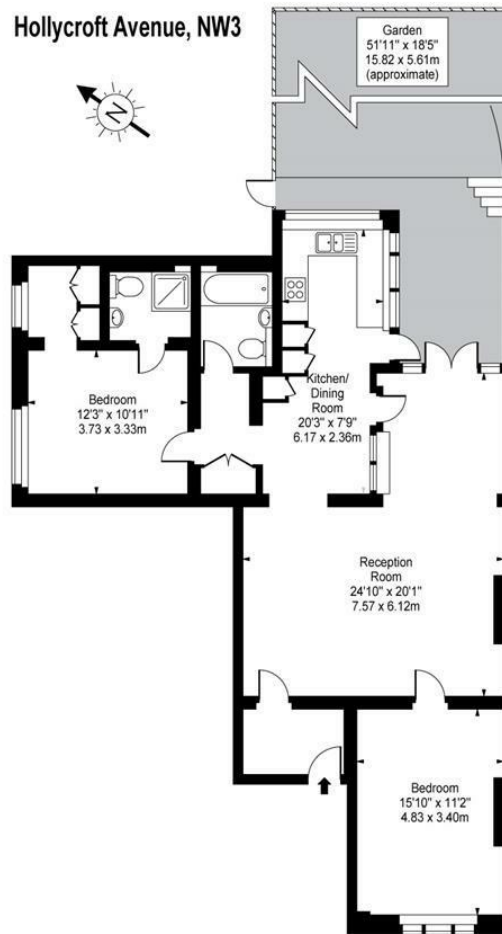








Hollycroft Avenue, NW3



Ground Floor

Approx Gross Internal Area **1133 Sq Ft - 105.25 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.37995

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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