



**4**

**ROSECROFT AVENUE  
LONDON NW3 7QA**

**LEASEHOLD - SHARE OF FREEHOLD  
OFFERS IN THE REGION OF £650,000  
SUBJECT TO CONTRACT  
SOLE AGENCY**

SOLE AGENTS A fabulous bright spacious period first floor one bedroom apartment of around 650 sq. ft forming part of an impressive House with communal gardens in the desirable " Crofts". Share of Freehold. Long Lease.

There are excellent transport links to Thameslink and the Overground are 1.1 miles away and the following according to within walking distance: Hampstead Underground (Northern Line) 0.9 mile, Hampstead Heath 0.3 miles, the bus stop on Finchley Road 0.4 miles. Council Tax Band E EPC Rating C. Service charge £1,631.00 per annum INCLUDING WATER RATES.. .Must be seen.

**Telephone: +44 (0)20 7372 7272 Fax: +44 (0)20 7372 8484**

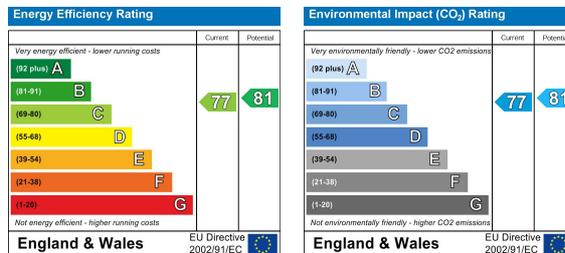
**Email: [info@abprop.co.uk](mailto:info@abprop.co.uk) Website: [www.abprop.co.uk](http://www.abprop.co.uk)**



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### COUNCIL TAX BAND: E



- BRIGHT AND SPACIOUS
- VERY CLOSE TO HAMPSTEAD HEATH
- SHARE OF FREEHOLD
- WATER RATES INCLUDED IN SERVICE CHARGE
- IN AN IMPRESSIVE PERIOD HOUSE
- COMMUNAL GARDENS
- LONG LEASE

### DISCLAIMER

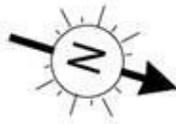
The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact; The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; Nothing in the particulars shall be deemed a statement that in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order.

All measurements are approximate.

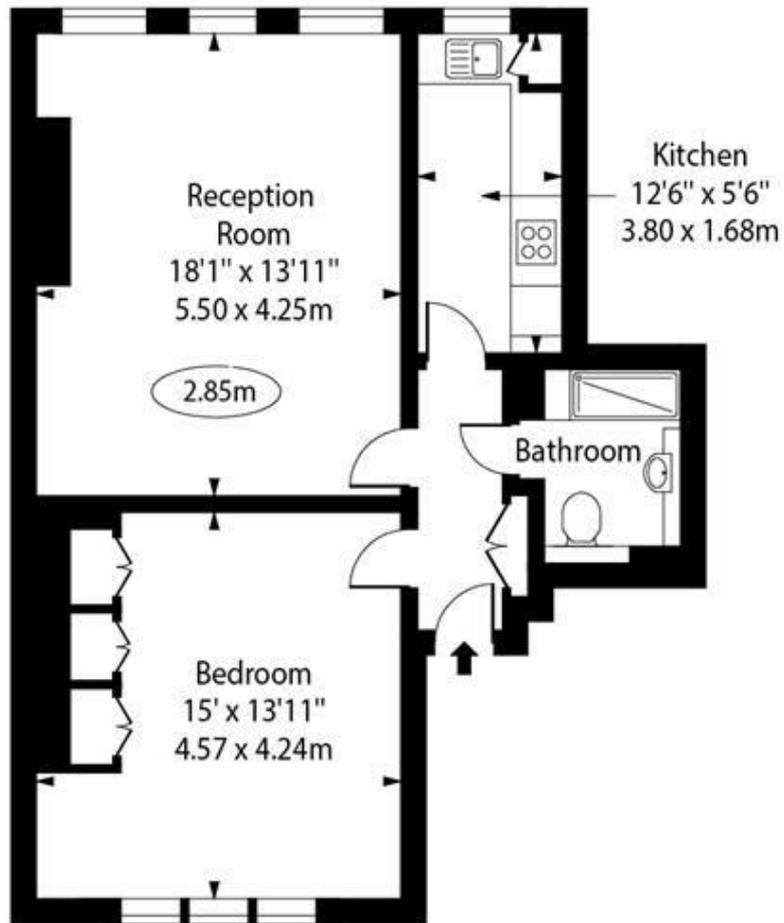
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# Rosecroft Avenue, NW3



 - Ceiling Height



First Floor

**Approx Gross Internal Area 651 Sq Ft - 60.44 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.51151

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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