



3

**ROSECROFT AVENUE
LONDON NW3 7QA**

LEASEHOLD

**OFFERS IN EXCESS OF £1,050,000
SUBJECT TO CONTRACT**

An impressive two bedroom contemporary first floor apartment of around 893 sq ft.

The apartment forms part of a magnificent period house with communal gardens close to Hampstead Heath in "The Crofts", built in around 1898.

The flat comprises two bedrooms, a 22'8 reception room with a leaded light bay window, kitchen open plan to reception room, a bathroom and a 16'7 decked terrace.

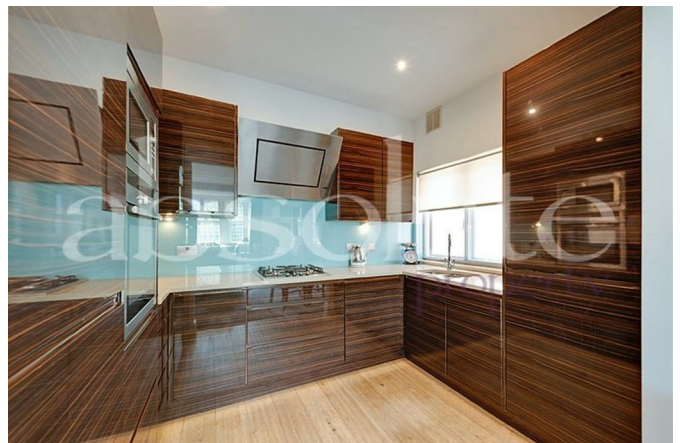
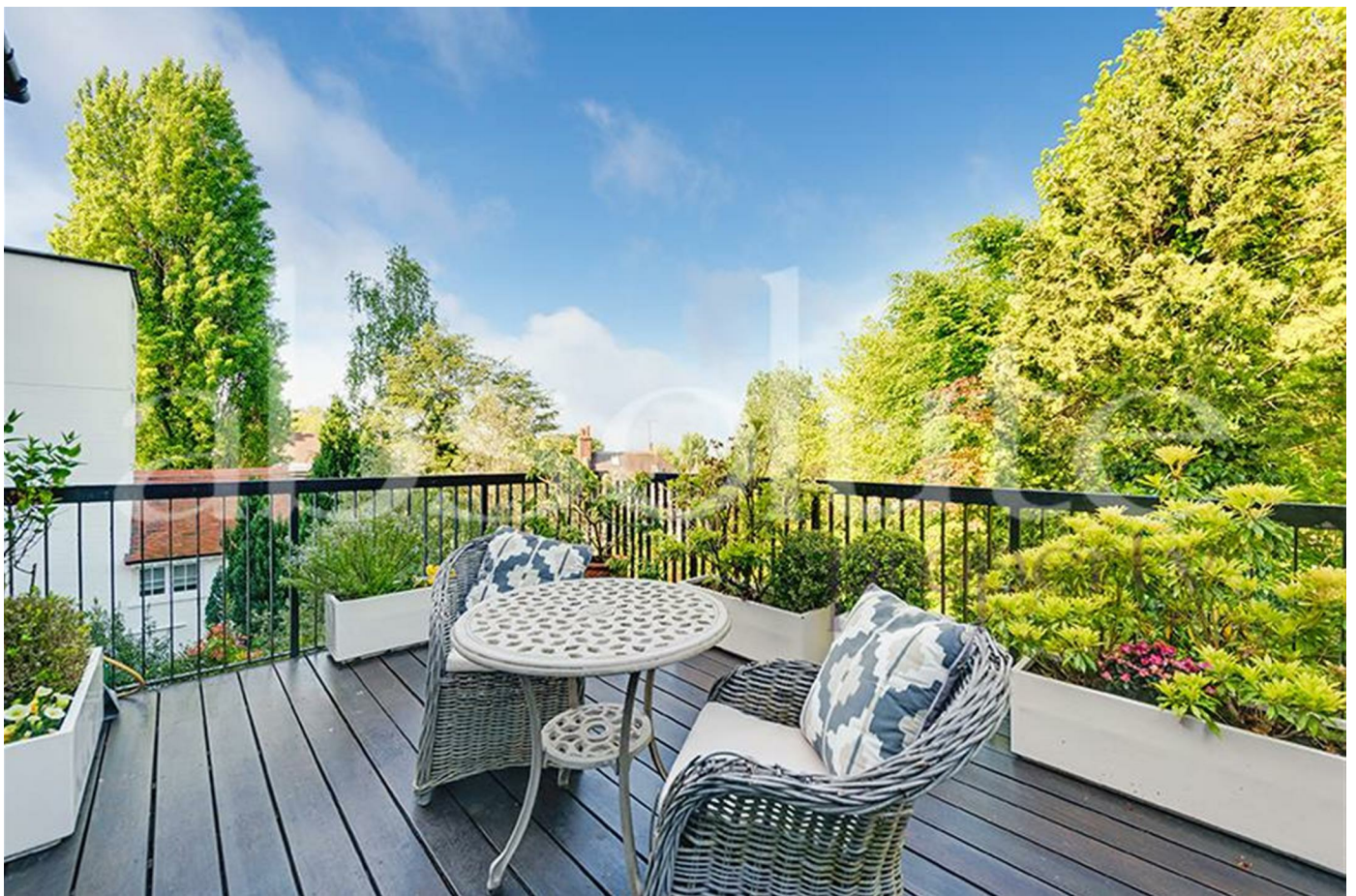
There are excellent transport links to Thameslink and the Overground are 1.1 miles away and the following according to GoogleMaps are within walking distance: Hampstead Underground (Northern Line) 0.9 mile, Hampstead Heath 0.3 miles, the bus stop on Finchley Road 0.4 miles with links to the Finchley Road Underground (Jubilee/Metropolitan lines).

Council Tax Band F EPC Rating C. Current Service charge £2516.69 per annum INCLUDING WATER RATES. Share of Freehold.

Also : PRIVATE 16'7 DECKED TERRACE

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

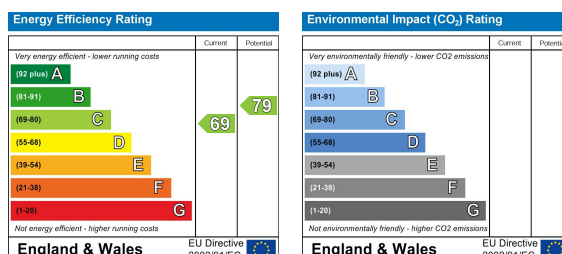
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COUNCIL TAX BAND: F



- EXCEPTIONAL TWO BEDROOM APARTMENT IN A MAGNIFICENT PERIOD HOUSE
- 22'8 X 15'11 RECEPTION ROOM WITH BAY WINDOW
- CLOSE TO HAMPSTEAD HEATH
- PRIVATE 16'7 DECKED TERRACE
- OPEN PLAN KITCHEN
- GOOD CONDITION

DISCLAIMER

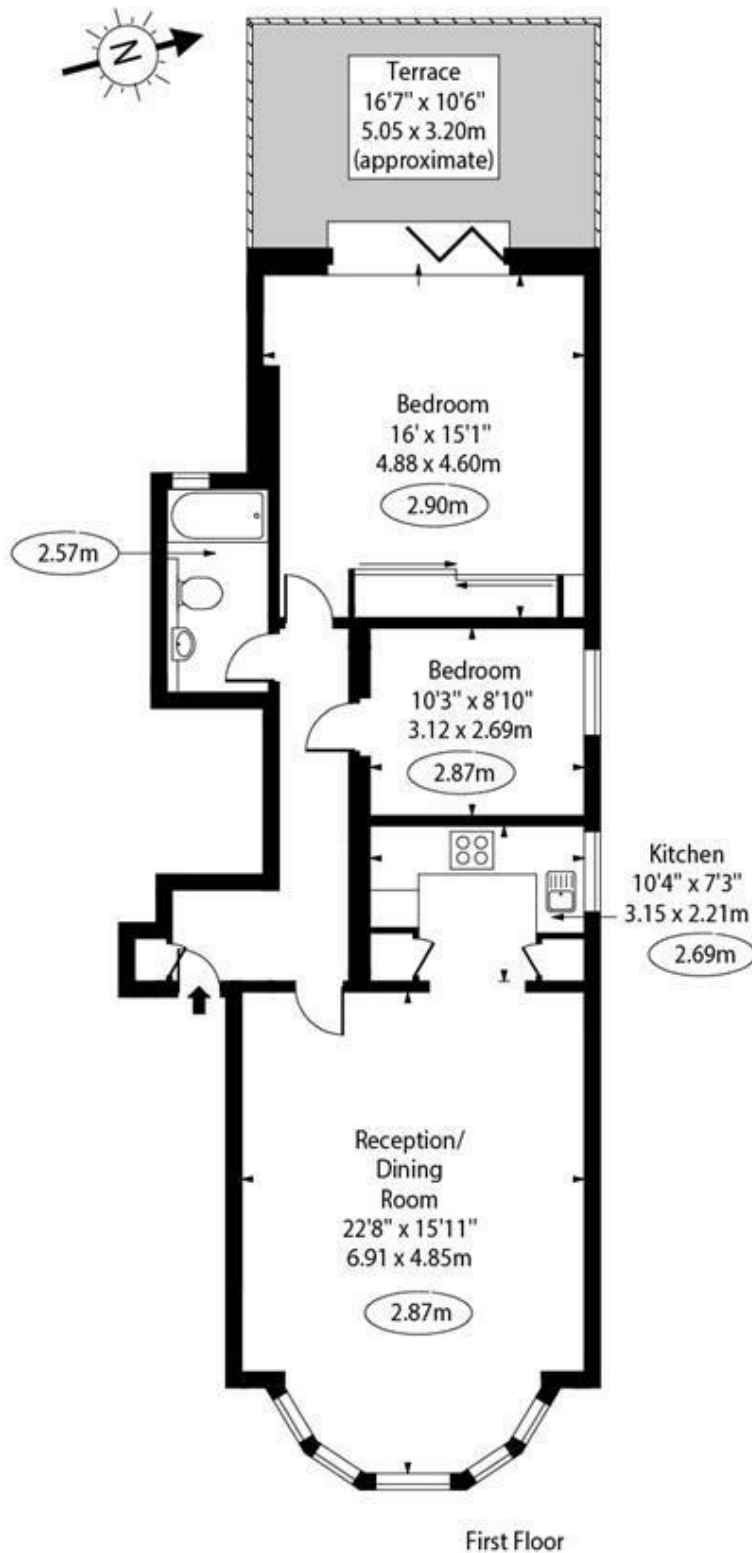
The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact; The descriptions provided therein represent the opinion of the author 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,
Hampstead, NW3



Approx Gross Internal Area 893 Sq Ft - 82.96 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.50179

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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