

# Hocroft Road, London NW2 2BP

## Seven bedroom, detached house

Price: £5,500,000

A truly stunning seven bedroom, seven bathroom double fronted detached house with modern interiors in the highly sought after Hocroft Estate

Approx. 6,500 sq. ft. - see floorplan

Set behind secure electronic gates is the private driveway providing ample parking, The house has been modernised to a high standard. At the rear there is a beautiful large garden

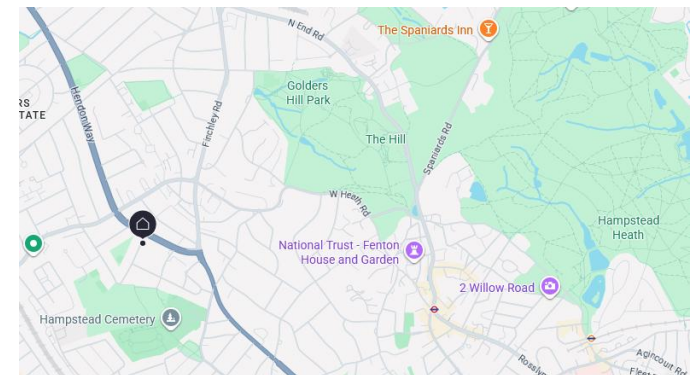
The highly flexible accommodation comprises

- *ground floor*: a large hallway with beautiful modern stairs and lots of storage, a large drawing room leading onto the kitchen with views of the garden, flowing in to a dining room which leads to a study/ gym area and a family room. On the other side of the entrance is a further reception room and a lovely downstairs cloakroom
- *first floor*: four of the bedrooms each with an en-suite. There is also a fully equipped utility room. The master suite has a walk-in wardrobe area and separate en-suite with both bath and walk in shower
- *second (top) floor*: the remaining bedrooms (one with en-suite) and a bathroom

Finished to a high standard

170 ft garden with large patio/ barbecue area for entertaining and a huge lawn area bordered by mature shrubs and trees

This peaceful street enjoys a great position. Leisure options abound with many local parks and the extensive shopping, schooling and entertainment options of Hampstead and West Hampstead and only a short distance



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Hocroft Road, NW2



Ground Floor

Second Floor

First Floor

Approx. Gross Internal Area 6517 Sq Ft - 605.47 Sq M  
 Approx. Floor Area Including Restricted Heights 6643 Sq Ft - 617.13 Sq M

For Further Proposals Only - A&T'S Sale Floor to be used as a guide only. All measurements are approximate. The floor plan is for information only and should not be used as a basis for any legal proceedings. The floor plan is for information only and should not be used as a basis for any legal proceedings.

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