



# Hollycroft Avenue | London | NW3

£6,000 Per month (Plus Fees)

 3  3  1  C

**ADN**  
RESIDENTIAL

Nestled on the sought-after Hollycroft Avenue in the heart of NW3, this exceptional three-bedroom garden apartment offers an impressive blend of contemporary elegance, generous living space, and refined comfort across approximately 1,515 sq ft.

Occupying the ground floor of an attractive residence, the property is beautifully designed for modern living, featuring a stunning open-plan kitchen and reception space enhanced by an expansive skylight that floods the interior with natural light. French doors open directly onto a private landscaped garden, creating a seamless connection between indoor and outdoor living, ideal for both entertaining and everyday family life.

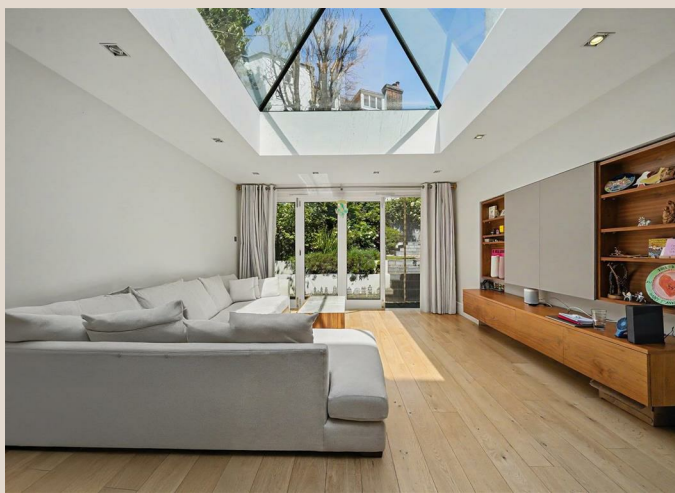
The apartment comprises three spacious double bedrooms, including a luxurious principal suite complete with a dressing room and elegant ensuite shower room. The second bedroom also benefits from its own ensuite shower room and French doors leading directly to the garden, while a stylish family bathroom serves the remaining accommodation.

Further benefits include a separate study, perfect for home working, a practical utility room, and beautiful hardwood flooring throughout, adding warmth and sophistication to the home's contemporary finish.

Combining substantial proportions, high-quality interiors, and desirable outdoor space in one of NW3's most prestigious residential settings, this outstanding apartment presents a rare opportunity to acquire a truly exceptional home.

- Private Garden
- Three Double Bedrooms
- Principal Suite With Ensuite & Dressing Room
- Open Plan Kitchen/Reception Room
- Three Bathrooms Study
- Utility Room
- Fantastic Natural Light

Deposit: £8,307  
£6,000 Per month (Plus Fees)  
Unfurnished  
Council Tax Band: G  
EPC: C







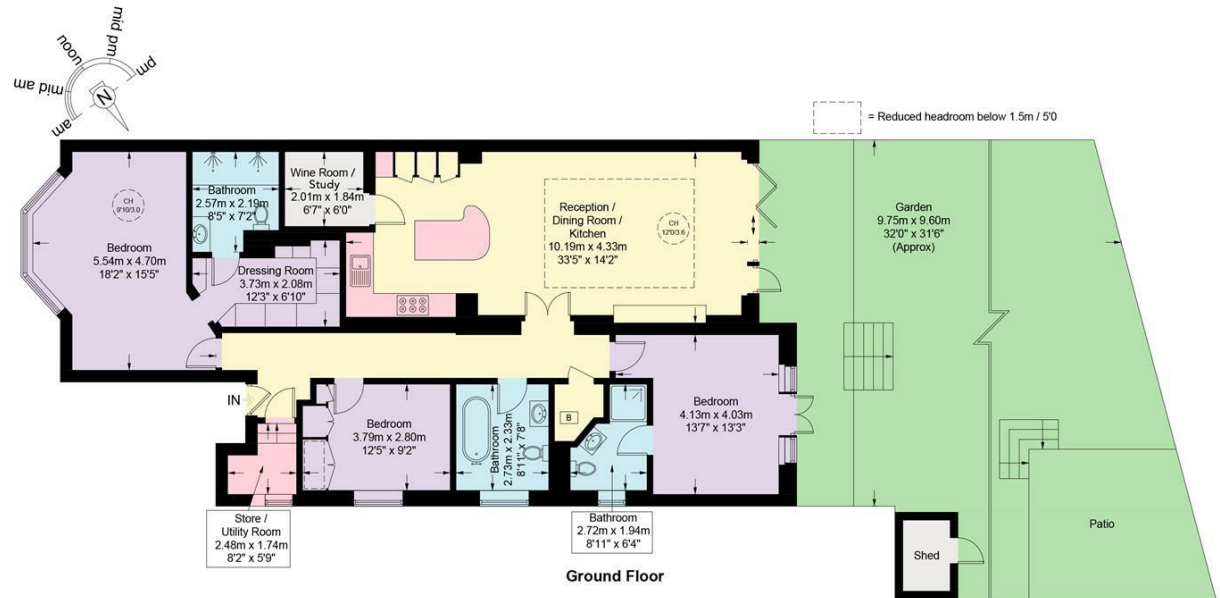




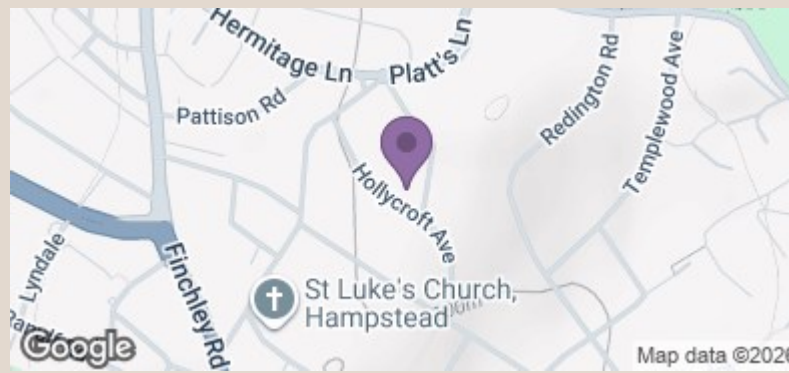
## Hollycroft Avenue, NW3

Approximate Gross Internal Area = 1515 sq ft / 140.8 sq m  
(Including Restricted Height / Excluding Shed)

Restricted Height = 9 sq ft / 0.8 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

info@adnresidential.co.uk | 020 7407 5155