



Rosecroft Avenue

Hampstead, NW3

Asking Price £1,000,000

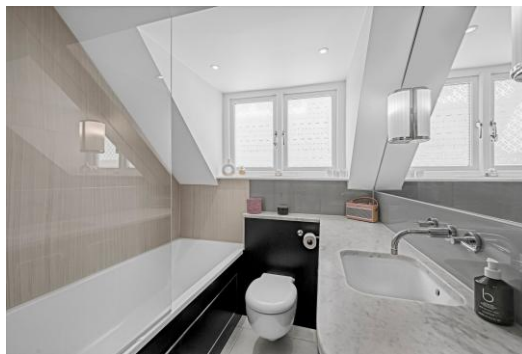
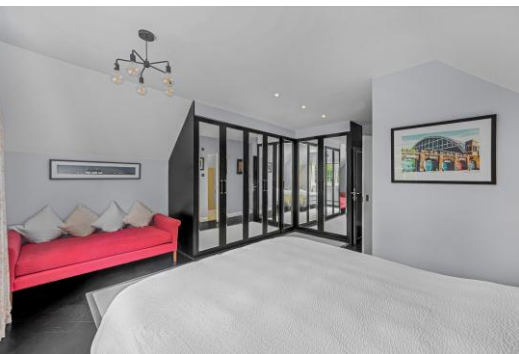
Situated on the second floor of an attractive period building on a sought-after residential road in Hampstead, a beautifully presented two bedroom, two bathroom second-floor flat approaching 1,200 square feet of stylish, contemporary and well designed accommodation.

At the centre of the superlative property is a huge living space spanning over 33' with herringbone wood floors, bespoke built in cabinetry and an exceptional kitchen with a stunning island unit, extensive storage, high quality cabinetry and integrated appliances.

The property offers two generous double bedrooms, both featuring built- in wardrobes. The principal bedroom enjoys an en-suite shower room, while the second bedroom is served by a stylish bathroom. A separate utility cupboard hides the washing machine and dryer away from view.

Rosecroft Avenue is a quiet tree-lined turning ideally positioned within close proximity of Hampstead Village and Hampstead Heath. Sole agent.

CHESTERTONS



Rosecroft Avenue

Hampstead, NW3

- Superlative second floor flat
- Two bedrooms & two bathrooms
- 33' reception room
- Bespoke built in storage
- Herringbone wood floors



Tenure: Leasehold 120 years remaining.

Service Charge: £0

Ground Rent: £0

Local Authority: Camden

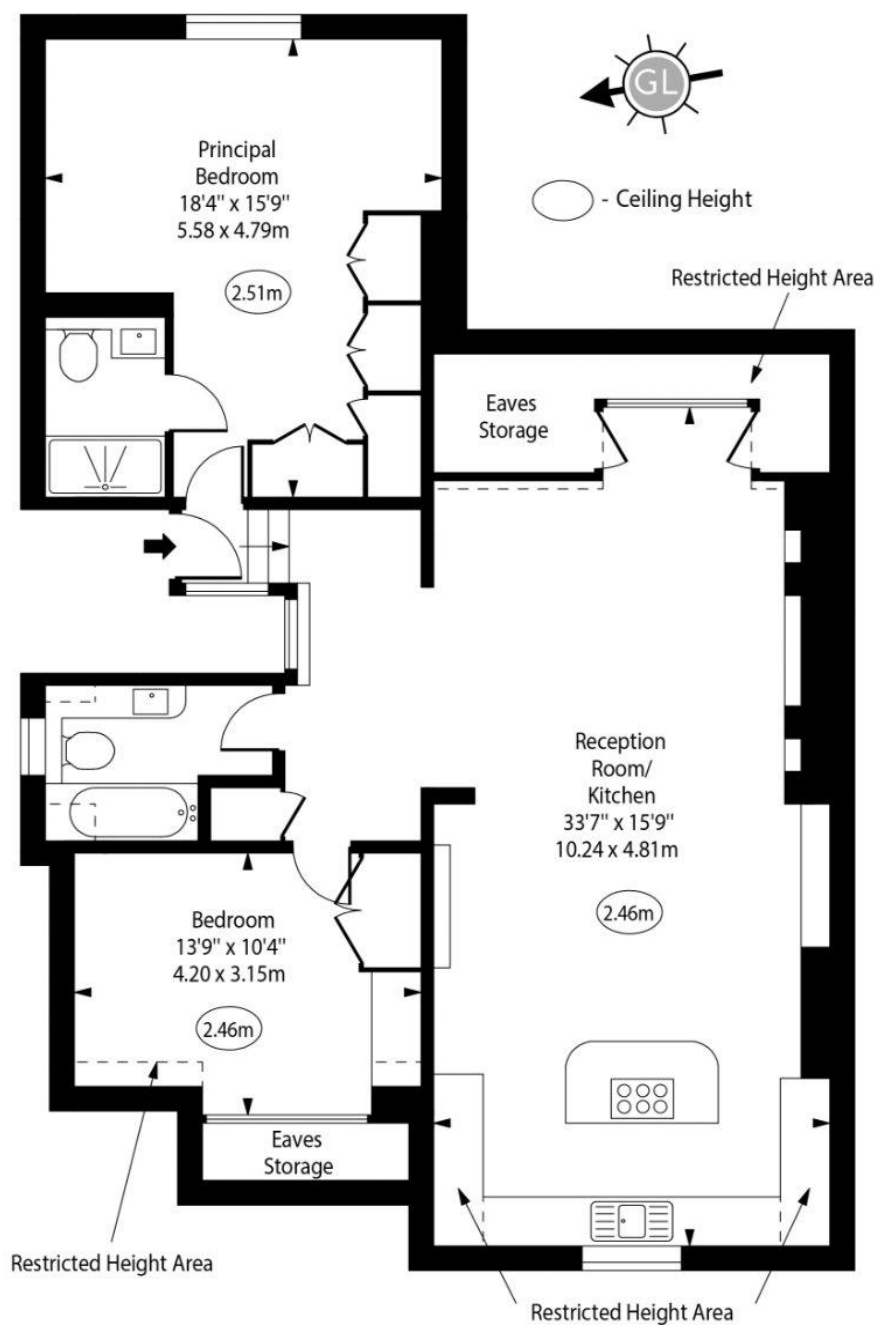
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Hampstead Sales

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Second Floor

Approx Gross Internal Area 1040 Sq Ft - 96.62 Sq M

Approx. Floor Area Including Restricted Heights 1174 Sq Ft - 109.06 Sq M
(Including Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Prepared for Chestertons

Ref. No. 032192J

