



House - Semi-Detached

Hocroft Road

London

NW2 2BL

£3,000,000

Council Tax Band: H

FEATURES

- Double Reception Room
- Reception Room
- Eat In Kitchen
- 7 Bedrooms
- Study
- 3 Bathrooms
- Private Garden
- Off Street Parking For Multiple Cars

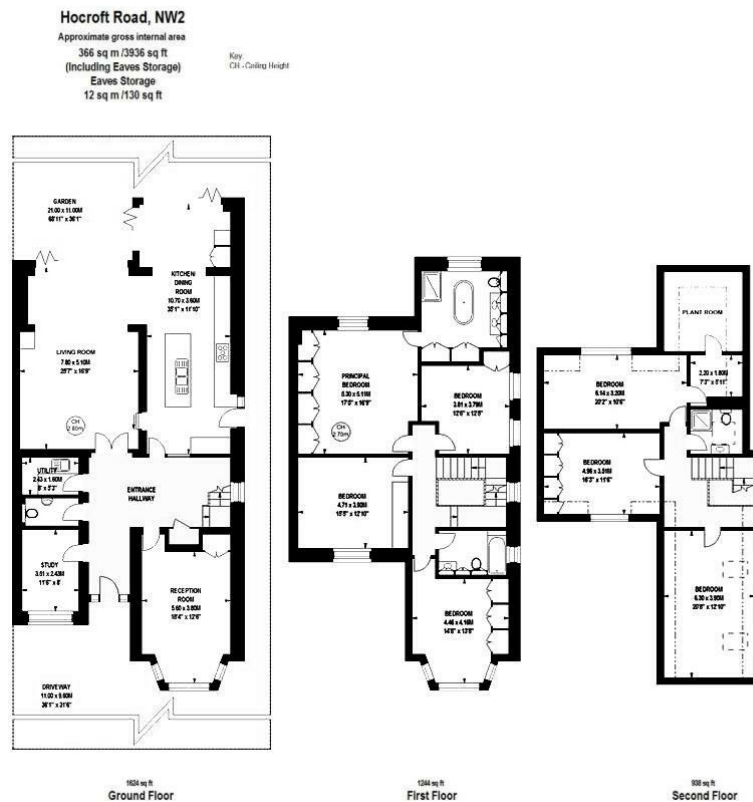



ADN
RESIDENTIAL



7 Bedroom House - Semi-Detached located in London

A handsome and well proportioned (366 Sq M/3936 Sq Ft) six/seven bedroom family home located in the highly sought after Hocroft Estate. This outstanding property benefits from off street parking for several cars and offers an open plan layout with flexible living. The ground floor is where you will find the spacious kitchen/dining room with reception area and access onto the raised deck and private garden, second reception room and study. The upper floors host the principal bedroom with built in storage and generous en-suite bathroom, five further double bedrooms, family bathroom, shower room and good storage throughout. Additional benefit include utility room, guest W.C and double glazed windows. Hocroft Road is favourably situated 0.2m for access to the buses on Finchley Road, West Hampstead Thames Link & Underground station (Jubilee Line) as well as Finchley Road Underground station (Metropolitan & Jubilee Lines)



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		69	79
<p>England & Wales</p>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

