



Hollycroft Avenue, London
NW3 7QN
Asking price £5,750,000 Freehold

Nestled in 'The Crofts' of Hampstead, Hollycroft Avenue presents a remarkable opportunity to acquire a substantial Edwardian semi-detached family house, built in 1912. Spanning an impressive 4,198 sq. ft. across three well-appointed floors, this residence is a true testament to period charm and modern living.

Upon entering, you're greeted by an imposing entrance hall that leads into three interconnecting reception rooms, as well as the kitchen, perfect for both entertaining and family gatherings. On this level, there is also a studio/media room which can be converted back into a garage if desired.

The upper two floors feature 6 generously sized bedrooms, including a magnificent principal suite with two dressing rooms and an en suite bathroom.

Outside, the property is complemented by a mature south-facing rear garden, as well as a roof terrace that offers a delightful space for unwinding. Additionally, the house provides off-street parking for up to 3 vehicles, a rare convenience in this sought-after location.

Hollycroft Avenue is ideally situated close to the vibrant amenities of Hampstead Village, where one can explore an array of shops, boutiques, and popular cafes and restaurants. The nearby Hampstead Underground Station (Northern Line) ensures excellent transport links to central London.



Hollycroft Avenue, NW3

Approximate Area = 390.0 sq m / 4198 sq ft

Store = 4.3 sq m / 46 sq ft

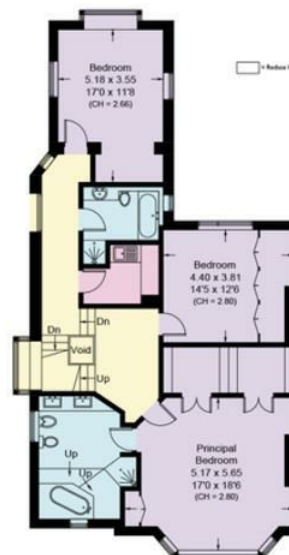
Total = 394.3 sq m / 4244 sq ft

Including Limited Use Area / Excluding Void (6.7 sq m / 72 sq ft)



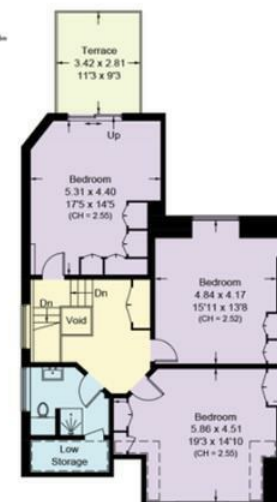
Ground Floor

Approximate Area = 189.0 sq m / 2034 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft) and Garage



First Floor

Approximate Area = 113.6 sq m / 1223 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



Second Floor

Approximate Area = 87.4 sq m / 941 sq ft
Including Limited Use Area (5.5 sq m / 59 sq ft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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