



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

IAN GREEN  
RESIDENTIAL

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)



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

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28 De Walden House, Allitsen Road, London, NW8 7BA

Tel: +44 (0)207 586 1000

ian@iangreenresidential.com

www.iangreenresidential.com

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