



**HOLLYCROFT AVENUE,**  
**HAMPSTEAD, LONDON, NW3**



On the market for the first time in many years, a low built, detached Edwardian house which is set back from the road, in an excellent position on this delightful avenue. The house is currently divided into 3 apartments and offers great potential to adapt the accommodation to suit, subject to obtaining the necessary consents.

The overall accommodation comprises around 4,100 square feet (382 sq. m.) and is arranged over 3 floors. It is currently divided with a c2400 square feet ground and part first floor maisonette, a c550 square feet 1 bedroom first floor rear apartment, and a c1000 square feet 2<sup>nd</sup> floor apartment. There is a driveway to the front providing off-street parking and a 54' garden to the rear.

Hollycroft Avenue is a delightful treelined residential road located within easy reach of both The Heath and Hampstead Village.

**ACCOMMODATION AND AMENITIES**

**GROUND AND PART FIRST FLOOR MAISONETTE: ENTRANCE HALL, 2 LARGE RECEPTIONS, KITCHEN/DINING ROOM, OFFICE, CLOAKROOM, 3 BEDROOMS, BATHROOM, EN-SUITE SHOWER ROOM, 54' GARDEN, OFF STREET PARKING, EPC RATING: E**

**FIRST FLOOR REAR APARTMENT: BEDROOM, RECEPTION, KITCHEN, BATHROOM, EPC RATING D**

**SECOND FLOOR APARTMENT: RECEPTION WITH OPEN PLAN KITCHEN, 2 BEDROOMS, BATHROOM, EPC RATING; E**

**GUIDE PRICE £3,750,000**

**SOLE SELLING AGENT**

**FREEHOLD**





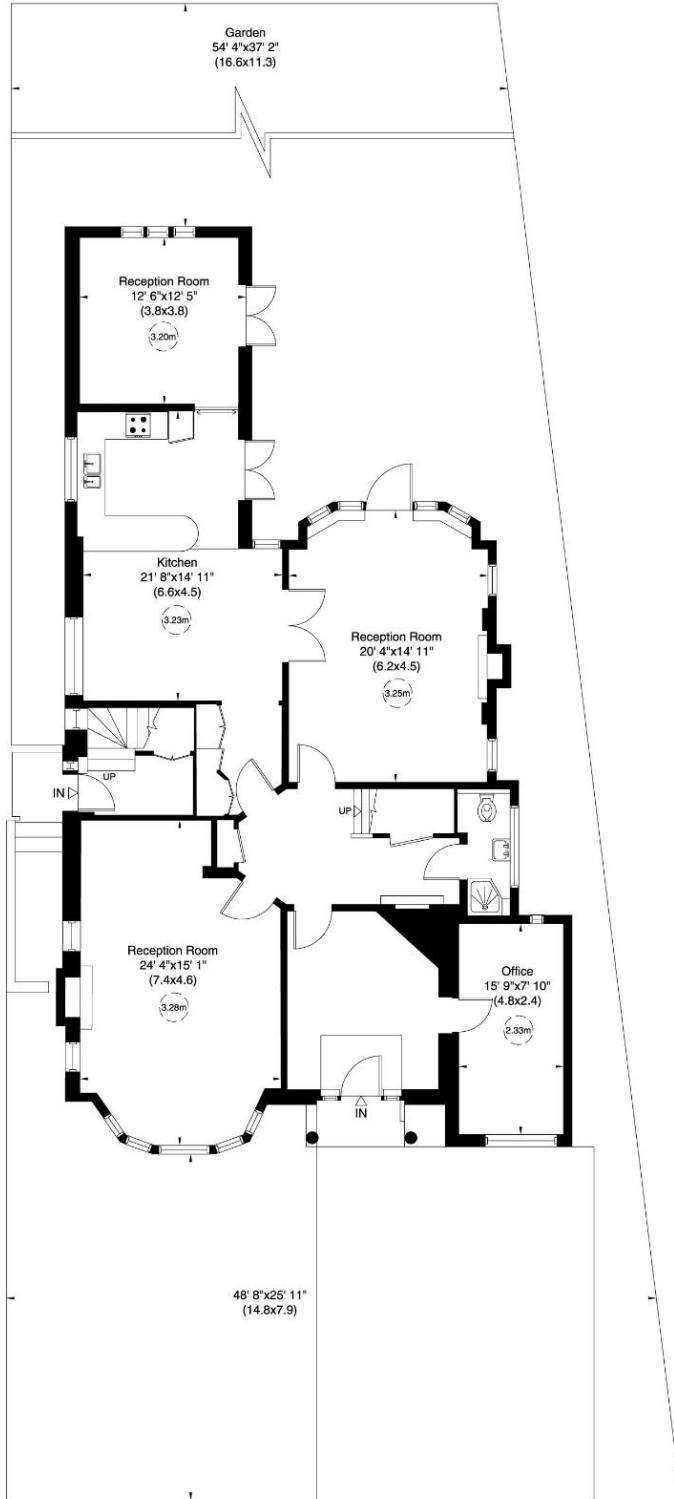
# Hollycroft Avenue, NW3

Approximate Gross Internal Area

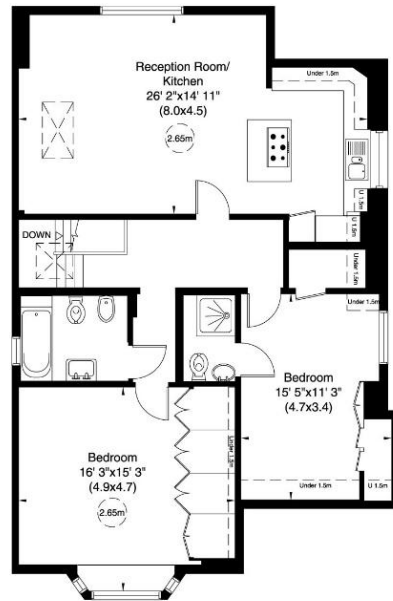
386 sq m/ 4160 sq ft Including Under 1.5m

382 sq m/ 4107 sq ft Excluding Under 1.5m

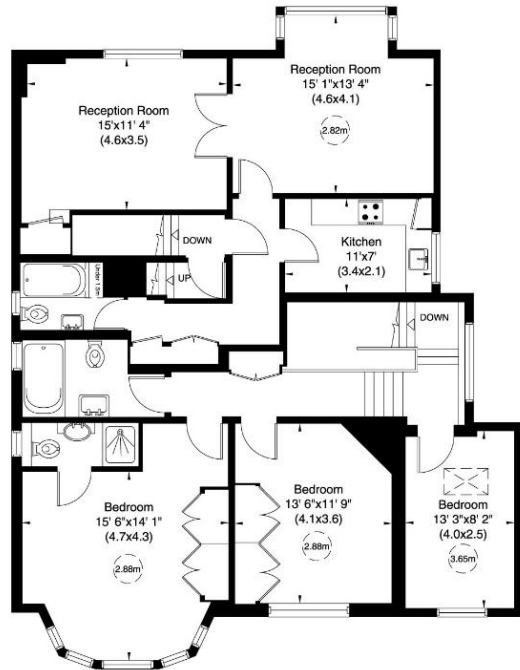
Not to Scale, for identification only



Ground Floor



Second Floor



First Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



