

Hollycroft Avenue

HAMPSTEAD NW3



ONE OF THE FINEST HOUSES IN THE 'CROFTS'.



An impressive double fronted semi-detached Edwardian family home, set back from the road, comprising approximately 5,752 square feet (534 sq.m.) over four floors, within walking distance of Hampstead Village and the tube. This substantial property provides five reception rooms, six bedrooms and five bathrooms.

A stunning contemporary interior lies behind its traditional exterior and was originally designed by award-winning, and world-renowned, architects, SHH. It has had further interior design work since. Features include a striking bespoke Imperial staircase, Italian 'Arc Linea' kitchen, 'Agape' spoon bath in the master bathroom, as well as a dumb waiter servicing the principal floors and a laundry chute.

The house is very well planned and there is a large amount of storage space throughout. In addition, there are landscaped front and rear gardens, off street parking and an integral garage.





Accommodation

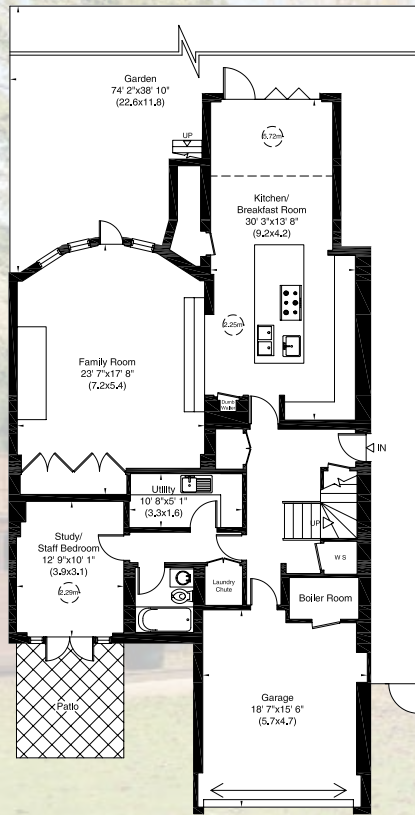
Vestibule • Grand Entrance Hall • Guest WC • Coat Cupboards • Drawing Room • Dining Room • Media Room • Study • Kitchen/Breakfast Room • Family Room • Master Bedroom with Ensuite Bathroom & 'His & Hers' Dressing Rooms • Bedroom Two and Three with Ensuite Bathrooms • Two Further Double Bedrooms • 'Jack & Jill' Bathroom • Study/Staff Bedroom with Private Patio • Separate Bathroom Under Floor Heating (to some areas) • Utility Room • Laundry Chute • Dumb Waiter • Extensive Storage Throughout • Loft • External Bike Store • Separate Side Entrance • Large Integral Garage Off Street Parking • 74' Rear Garden • EER-E

Terms

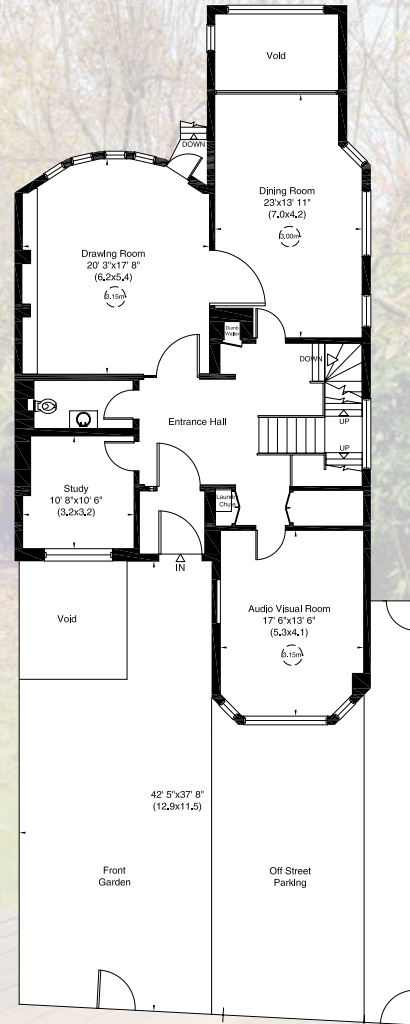
Tenure: Freehold

Price Upon Application

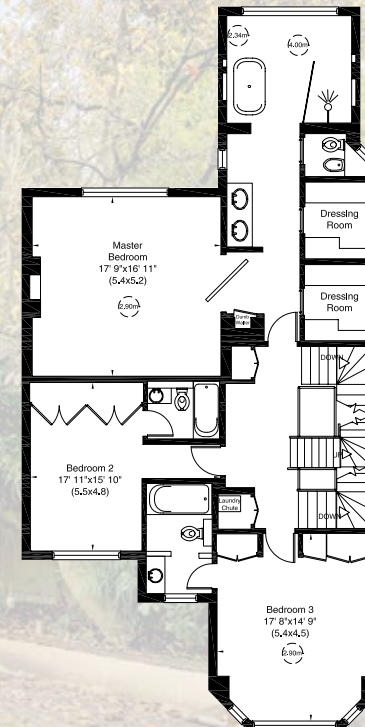
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Lower Ground Floor



Ground Floor



First Floor



Second Floor

Gross Internal Area (Approx.)
534 sq m - 5,752 sq ft Including Under 1.5m



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