



# FERNCROFT AVENUE

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HAMPSTEAD, LONDON, NW3



Located on this tree-lined avenue within the heart of the ever popular 'Croft Roads' of Hampstead, a delightful semi-detached six/seven bedroom Edwardian house (428.65 sq m/4,614 sq ft) offered for sale in excellent decorative condition and set back behind a gated driveway for two cars.











The house was comprehensively refurbished 12 years ago and the vendors have meticulously maintained it ever since. The bright and well-proportioned accommodation is arranged by way of a large entrance hall leading to a 20' bay fronted reception room intercommunicating with a 20' dining room with pocket doors to separate the two rooms if necessary.











The kitchen/breakfast room offers a beautiful view of the lush mature garden through a double aspect wall of glass.

This wonderful home also boasts a light filled lower ground floor which provides a gym, shower room, media room, utility room and wine cave. There is also access to the rear garden.















The first floor offers a principal suite comprising an 18' bedroom, separate dressing room & en-suite bathroom as well as a second guest bedroom with en-suite and study/bedroom.









## ACCOMMODATION

- Principal Bedroom with Dressing Room and En-Suite Bathroom
- 5/6 Further Bedrooms
- 5 Further Shower Rooms
- 20' Dining Room
- Kitchen/Breakfast Room
- Gymnasium
- Media Room
- Utility Room
- Wine Cave

## AMENITIES

- Rear Garden
- Electric Charging Point on Driveway
- Gated Driveway for 2 Cars











The second floor enjoys four additional bedrooms and three shower rooms (one en-suite).







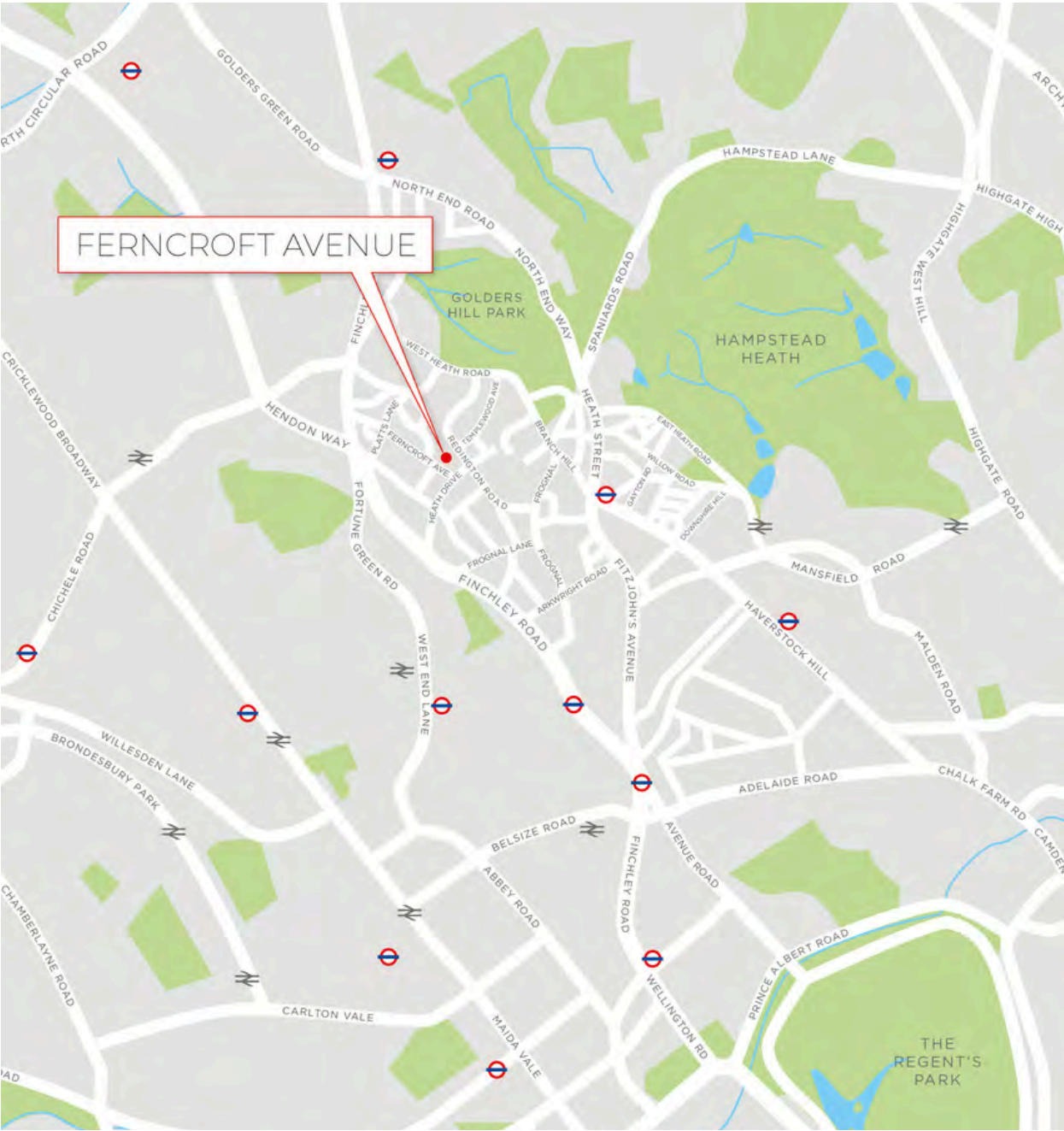




Situated near the picturesque Hampstead Heath and the vibrant Hampstead Village, this property benefits from a prime location with access to beautiful green spaces and local amenities.









Ferncroft Avenue,  
Hampstead, NW3

Approximate gross internal area  
428.64 sq m / 4,614 sq ft  
(Excluding Loft & Restricted Height Under 1.5m )  
Loft  
29.36 sq m / 316 sq ft  
Restricted Height Under 1.5m  
5.67 sq m / 61 sq ft



Key :  
CH - Ceiling Height

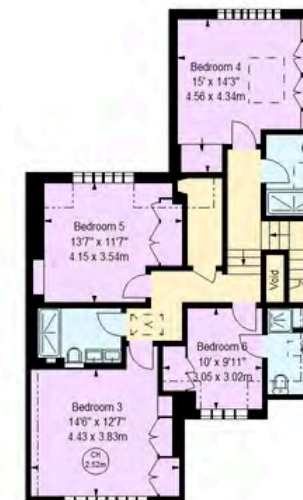
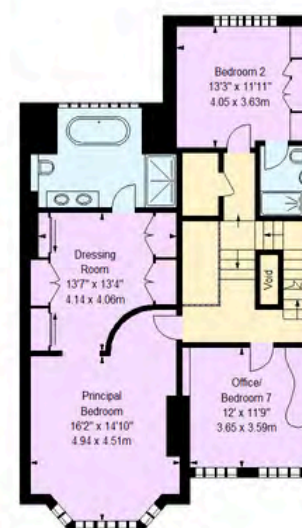


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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TENURE: FREEHOLD  
COUNCIL TAX: CAMDEN (BAND H)  
EPC: D  
ASKING PRICE: £6,950,000

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JOINT SOLE SELLING AGENT

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IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.