



ROSECROFT AVENUE

HAMPSTEAD NW3





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A RARE OPPORTUNITY TO PURCHASE A
HANDSOME DOUBLE FRONTED EDWARDIAN
RESIDENCE (586.76 SQ M/6,316 SQ FT) WHICH WAS
COMPREHENSIVELY REBUILT AND RESTORED TO
EXCEPTIONALLY HIGH STANDARD BY THE
EXISTING OWNERS.



ACCOMMODATION

- Reception Hall
- Drawing Room
- Dining Room
- Kitchen/Dining/Family Room
- First Floor Landing/Study Area
- Cinema/Private Screening Room
- Games/Billiards Room
- Gymnasium
- Principal Bedroom with 2 Dressing Areas and Large En-Suite Bathroom
- 5 Further Bedrooms
- 2 Further En-Suite Bathrooms
- 3 En-Suite Shower Rooms
- 2 Guest Cloakrooms

AMENITIES

- Landscaped Front & Rear Gardens
- Integral Garage accommodating up to 2 Vehicles
- Off-Street Parking for 1 Vehicle with adjoining EV Charging Point
- Utility Room
- Plant Room
- First Floor Decked Terrace accessible from the Principal Bedroom Suite
- Bespoke Dog Shower
- Sophisticated Security System
- Extensive Eaves Storage





Occupying a commanding elevated position at the summit of Rosecroft Avenue, the property combines the architectural stature of a classic Crofts residence along with all of the ingredients that one might expect of a classic highly specified modern family home.







This exceptional residence provides spacious and superbly planned family accommodation which has been fastidiously maintained and is complimented by outstanding entertainment areas and a secluded and beautifully maintained 75' rear garden.







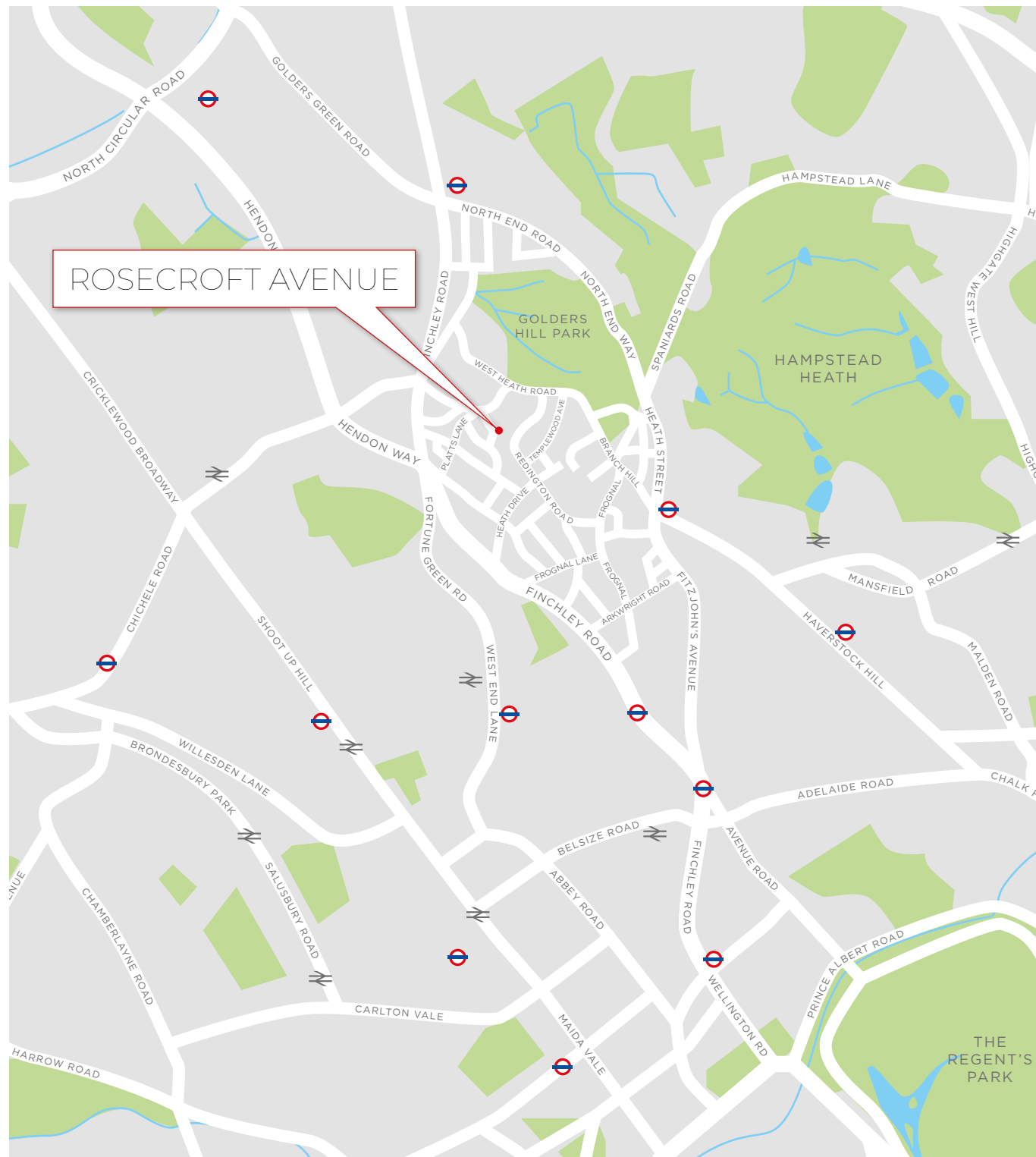




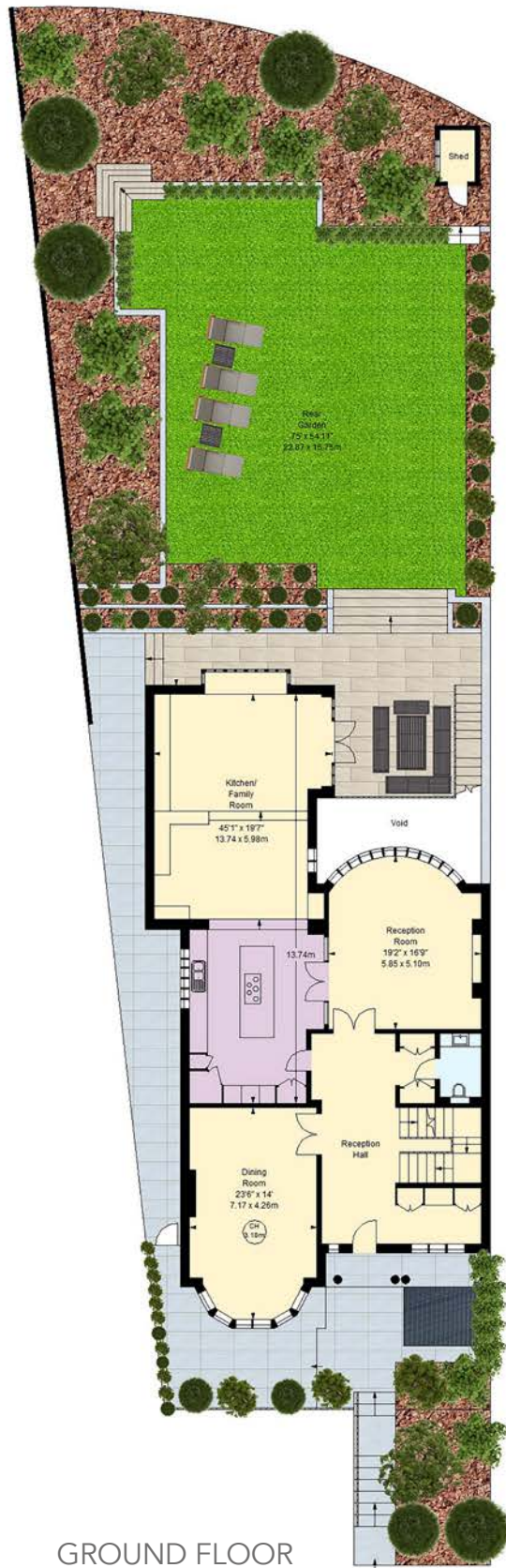








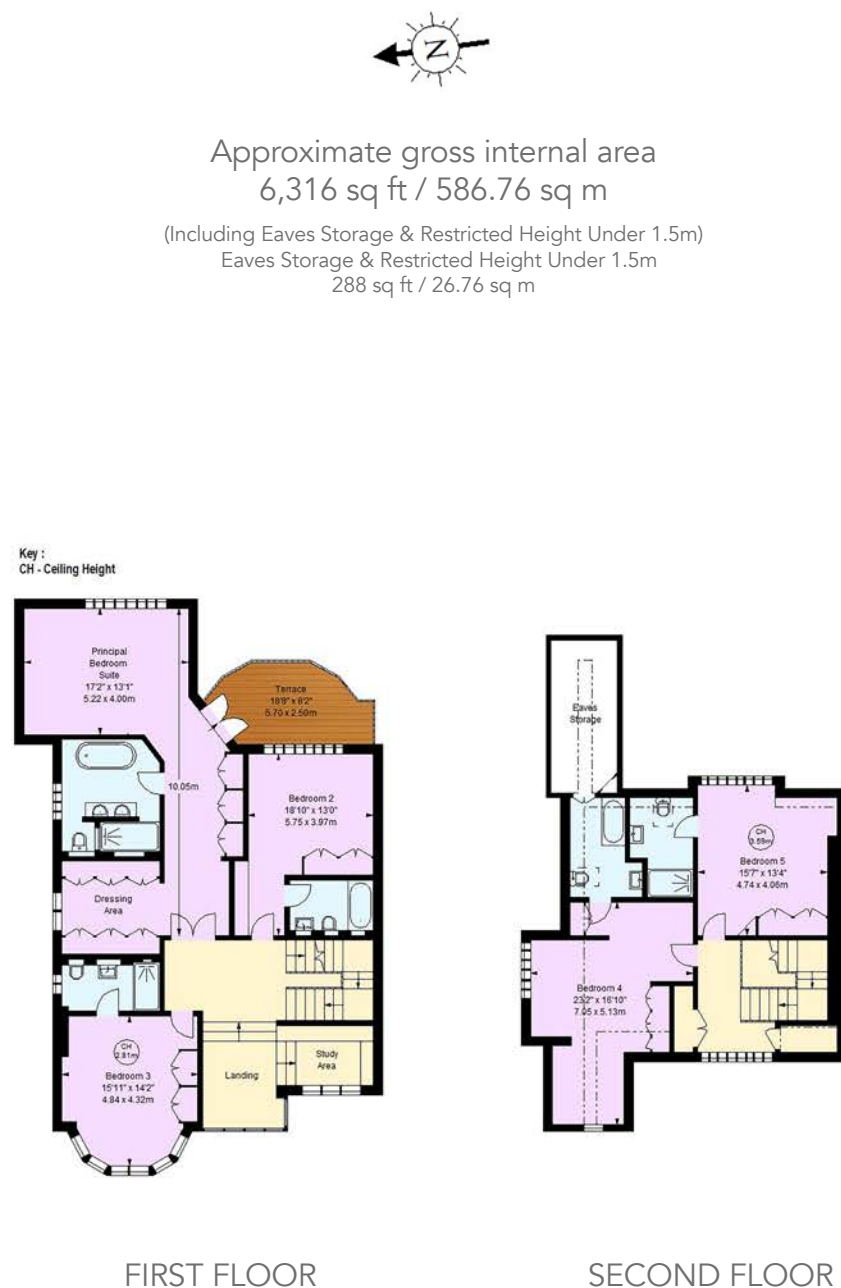
Rosecroft Avenue runs between Platts Lane and Hollycroft Avenue and is widely regarded to be the most desirable and quietest street within the The Crofts which are a network of roads located to the west of Hampstead Village renowned for providing spacious family homes of character which are within easy walking distance of West Heath and also equidistant between the exceptional transport facilities and the extensive shopping, restaurants and cafés of both Hampstead Village and the Finchley Road.



GROUND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR

SECOND FLOOR

Approximate gross internal area
6,316 sq ft / 586.76 sq m
(Including Eaves Storage & Restricted Height Under 1.5m)
Eaves Storage & Restricted Height Under 1.5m
288 sq ft / 26.76 sq m





TENURE: FREEHOLD

COUNCIL TAX: CAMDEN (BAND H)

EPC RATING: D

PRICE: £8,950,000

SOLE SELLING AGENT

ASTON CHASE

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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.