



Hocroft Road | London | NW2

Guide price £2,750,000 | Freehold

 7  3  2  C

ADN
RESIDENTIAL

A handsome and well proportioned (366 Sq M/3936 Sq Ft) six/seven bedroom family home located in the highly sought after Hocroft Estate. This outstanding property benefits from off street parking for several cars and offers an open plan layout with flexible living. The ground floor is where you will find the spacious kitchen/dining room with reception area and access onto the raised deck and private garden, second reception room and study. The upper floors host the principal bedroom with built in storage and generous en-suite bathroom, five further double bedrooms, family bathroom, shower room and good storage throughout. Additional benefit include utility room, guest W.C and double glazed windows. Hocroft Road is favourably situated 0.2m for access to the buses on Finchley Road, West Hampstead Thames Link & Underground station (Jubilee Line) as well as Finchley Road Underground station (Metropolitan & Jubilee Lines)

- Double Reception Room
- Eat In Kitchen
- Study
- Private Garden
- Reception Room
- 7 Bedrooms
- 3 Bathrooms
- Off Street Parking For Multiple Cars

Council Tax Band: H
EPC: C



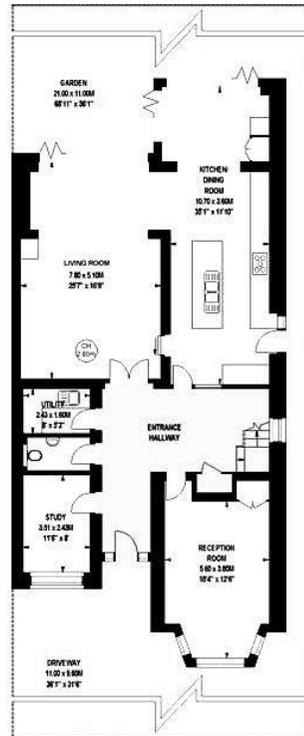




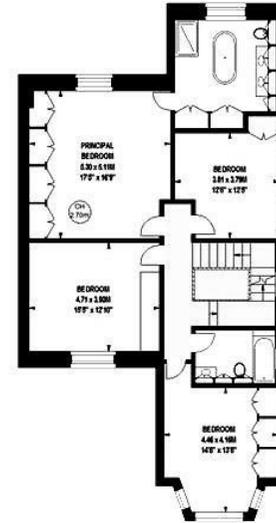
Hocroft Road, NW2

Approximate gross internal area
 366 sq m / 3936 sq ft
 (Including Eaves Storage)
 Eaves Storage
 12 sq m / 130 sq ft

Key:
 CH - Ceiling Height



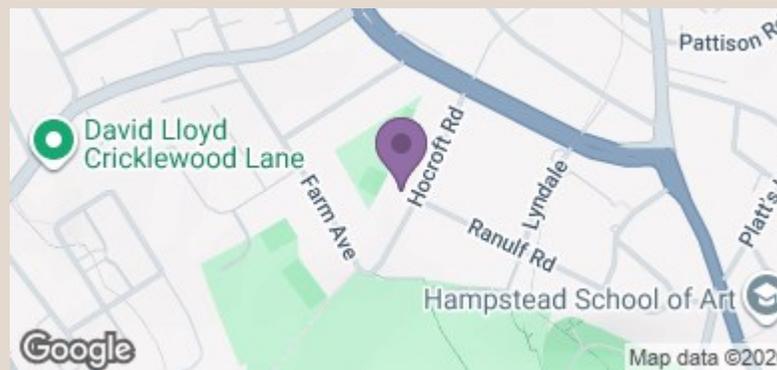
1624 sq ft
Ground Floor



1264 sq ft
First Floor



638 sq ft
Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	79
		EU Directive 2002/91/EC	