



Hocroft Road, The Hocrofts, NW2

Asking Price: £6,500,000

Benham
& Reeves

Hocroft Road, The Hocrofts, NW2

🏠 13 Bedroom (s) 🚿 10 Bathroom (s) 🔑 Freehold

A spectacular ambassadorial style, detached double fronted residence with two double garages, set behind a sweeping gated carriage driveway. The house extends to approximately 10,000 square feet and is offered in excellent decorative order. It occupies one of the largest plots in the sought after "The Hocrofts" and features a magnificent 75' private rear garden.

The house offers extremely spacious, bright and flexible accommodation and is approached via a wonderful grand marble entrance hall with a sweeping staircase to the upper floors. The magnificent reception rooms offer excellent family living space and permit entertaining on a grand scale. In addition to the extensive bedroom accommodation, the property boasts ample accommodation for staff. There are superb leisure facilities including a 12.5m indoor heated swimming pool with changing room and a separate steam room.

Hocroft Road is one of the finest roads in "The Hocrofts" and the house is well placed for easy access to the A41, A1, M1 and M25. Excellent shopping facilities are available at Finchley Road, West Hampstead and Brent Cross shopping centre. West Hampstead's Underground and Overground stations are approximately 1 mile away.





Property Features:

- 13 Bedrooms
- 10 Bathrooms
- 3 Grand Reception Rooms
- Private 75' Rear Garden
- 2 Large Double Garages
- Ample Additional Parking
- Gated Carriage Driveway
- Indoor Heated Swimming Pool
- Staff Accommodation

Hocroft Road, London, NW2

Internal Approximate Area = 9892 sq ft / 919.1 sq m (excluding eaves storage)

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Freehold

Viewings:

All viewings are by appointment only through our Hampstead Office.

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