



Hollycroft Avenue, Hampstead, NW3

Asking Price: £995,000

 Benham
& Reeves

Hollycroft Avenue, Hampstead, NW3

 2 Bedroom (s)  2 Bathroom (s)  Share of Freehold

A delightful two double bedroom, two bathroom apartment in the ever popular "Crofts" area of Hampstead with a private balcony.

The apartment covers the entire top floor of a period conversion and comprises two double bedrooms, one with an en-suite bathroom featuring a roll top bath and an additional bathroom to serve the second bedroom with jacuzzi bath and sauna.

There is a bright reception room with working feature fireplace, with doors opening onto a fabulous terrace overlooking the quiet neighbouring gardens. The well equipped kitchen, features Smeg appliances. There is also extensive loft storage available.

The property has just had a new roof installed with high tech insulation and is set back from the road, on a delightful tree lined street just 500 metres from Hampstead Heath and within a mile of Hampstead Village. It is also in the catchment area of many OFSTED outstanding rated schools and in close proximity to Southbank International School.

Please note that this property is currently rented, photographs were taken prior to the current tenancy





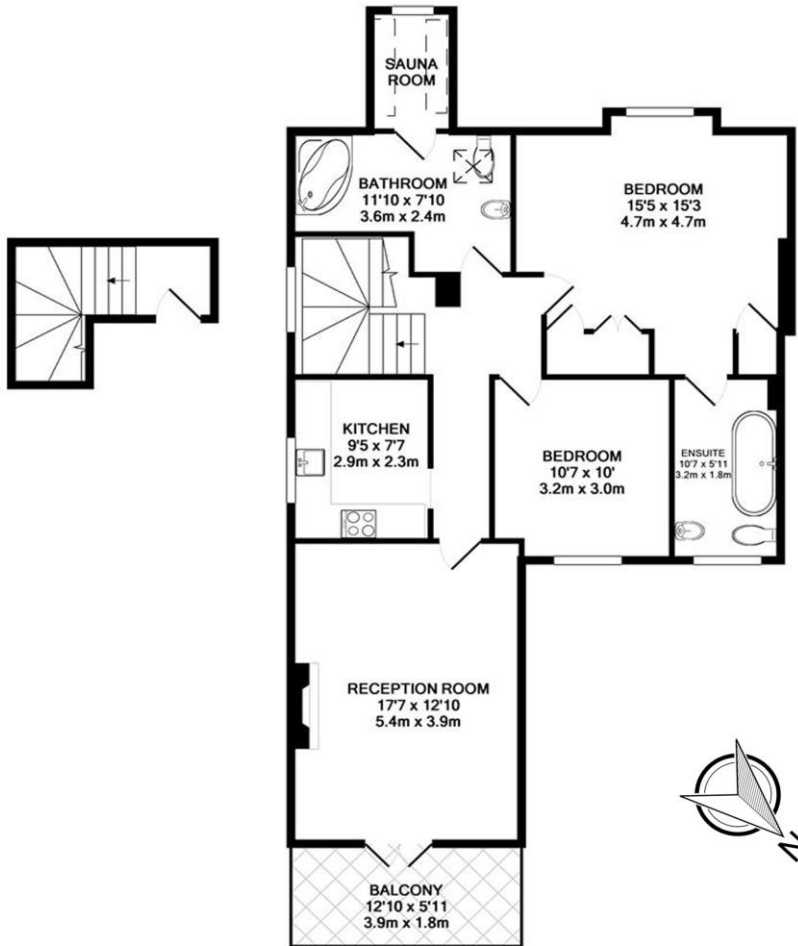
Property Features:

- 2 Double Bedrooms
- 2 Bathrooms (one en-suite)
- Reception Room
- Separate Kitchen
- Private Terrace
- 980 Square Feet (Approx.)
- Residents Parking Zone
- Second Floor
- Chain Free



2nd Floor

Approx gross internal area: 980sq/ft - 91sq/m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2016

Terms & Conditions:

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

Asking Price:	£995,000
Tenure:	Share of Freehold Expires 11/09/3023 Approximately 999 Years Remaining
Ground Rent:	£200.00 (per annum) 2024
Service Charge:	£3,834.00 approx. (per annum) 2024

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM210032

T: 020 7435 9681

E: hampstead.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

