



# Ferncroft Avenue, London, NW3

Guide Price: £1,000,000

Benham  
& Reeves

# Ferncroft Avenue, London, NW3

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A charming three bedroom, two bathroom apartment on the second floor of a handsome double-fronted semi-detached house located on a popular tree-lined avenue in Hampstead.

Comprising 1081 sqft/100.4 sqm (inc. restricted head height), this spacious home further benefits from a welcoming entrance hall, fully-fitted kitchen, an impressive south-facing reception room with period fireplace, principal bedroom with a full range of fitted wardrobes and en-suite bathroom, two further generous sized bedrooms and second bathroom. Also, there is access to a large boarded loft area which is not demised but useful for storage.

Ferncroft Avenue is a sought after tree-lined road forming part of the “Crofts” area of Hampstead and is in close proximity to the vast open spaces of Hampstead Heath and the various amenities of both Hampstead Village and Finchley Road.

- 3 Bedrooms
- 2 Bathrooms
- 1,081sqft / 100.4sqm (inc. restricted head height)
- Entrance Hall
- Spacious Reception Room with Fireplace
- Fully-Fitted Kitchen
- Plenty of Storage Space
- Chain-Free



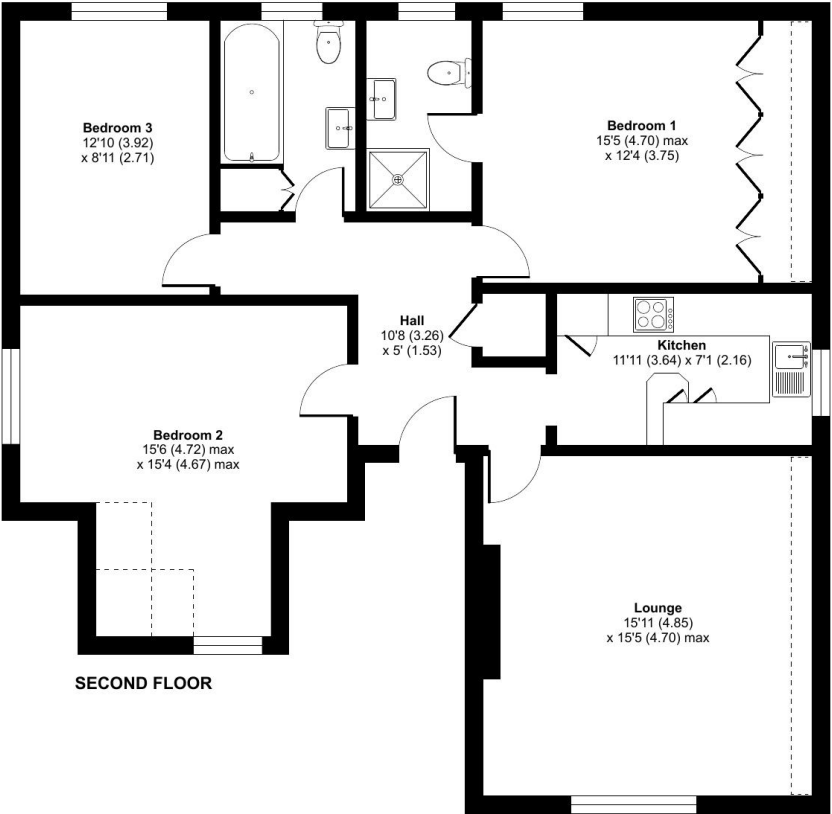


## Ferncroft Avenue, NW3

Approximate Area = 1031 sq ft / 95.8 sq m  
 Limited Use Area(s) = 50 sq ft / 4.6 sq m  
 Total = 1081 sq ft / 100.4 sq m  
 For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

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

Guide Price:	£1,000,000
Tenure:	Leasehold Expires 13/12/2977 Approximately 952 Years Remaining
Ground Rent:	£50.00 (per annum)
Service Charge:	£651.06 (per annum) Building Insurance contribution 27.7.2024 – 26.7.2025 (1/3 share)

## Viewings:

All viewings are by appointment only through our Hampstead Office.

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