



Hollycroft Avenue, Hampstead, NW3

Asking Price: £995,000

Benham
& Reeves

Hollycroft Avenue, Hampstead, NW3

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

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



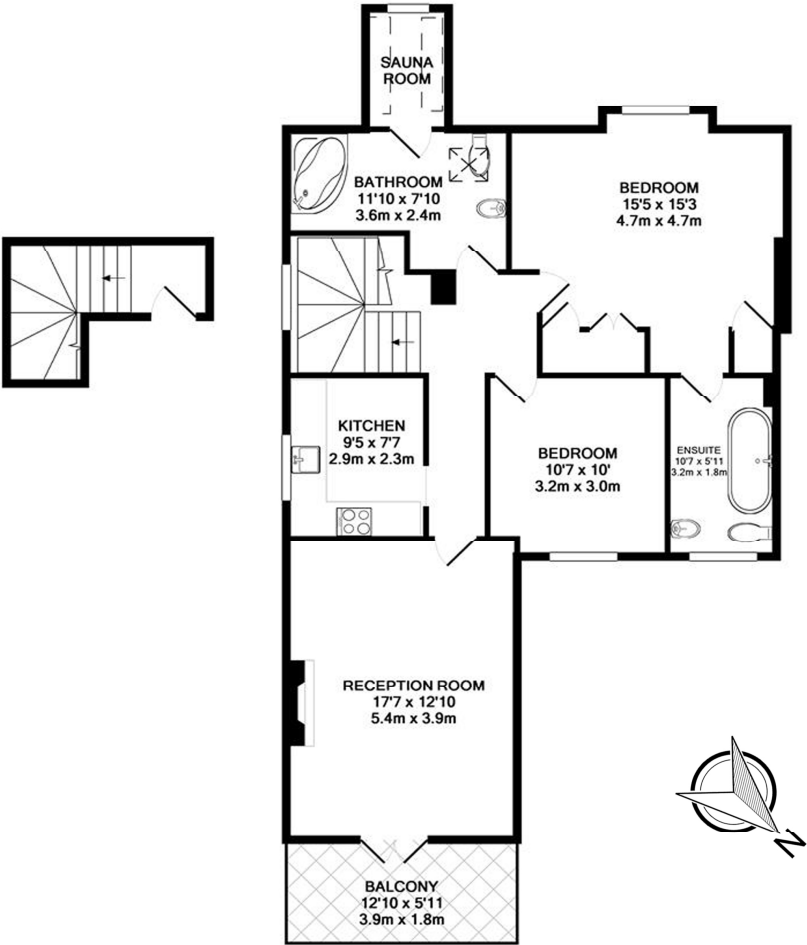


Property Features:

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

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Terms & Conditions:

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Asking Price:	£995,000
Tenure:	Leasehold Expires 25/12/2112 Approximately 88 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

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