



TK International  
020 7794 8700  
www.t-k.co.uk

Residential Sales  
Residential Lettings  
Property Management

Sales Office:  
9 Heath Street  
Hampstead  
London NW3 6TP  
E: sales@t-k.co.uk

Lettings Office:  
16-18 Heath Street  
Hampstead  
London NW3 6TE  
E: lettings@t-k.co.uk

tk.international  
TK International  
TK International

1998 > 2023 Celebrating 25 years of trusted service.



## Hollycroft Avenue Hampstead NW3

On the market for the first time in nearly thirty-five years, we are pleased to offer this gracious red brick Edwardian six bedroom house, set back on the preferred south-west side of the ever popular tree-lined Hollycroft Avenue, within the much coveted 'Croft' roads of Hampstead.

The generous accommodation is arranged over three floors, and whereas the house would benefit from some updating, it has been well maintained by the present owners and retains numerous period features and a great deal of charm.

The house provides excellent reception space throughout the raised ground floor with an elegant and welcoming entrance lobby, three intercommunicating reception rooms, a 30' kitchen/breakfast/dining room and guest WC. In addition, the garage which is connected internally to the house, has been converted to create a studio room, office or playroom.

The upper two floors offer a principal suite with bedroom, large en-suite bathroom and two walk-in closets, five further double bedrooms, two further family bathrooms, a utility room and a second floor roof terrace with lovely far reaching views.

There is a mature south facing rear garden and off street parking for two cars.

**£6,750,000**

**SOLE AGENT**

**Freehold**

















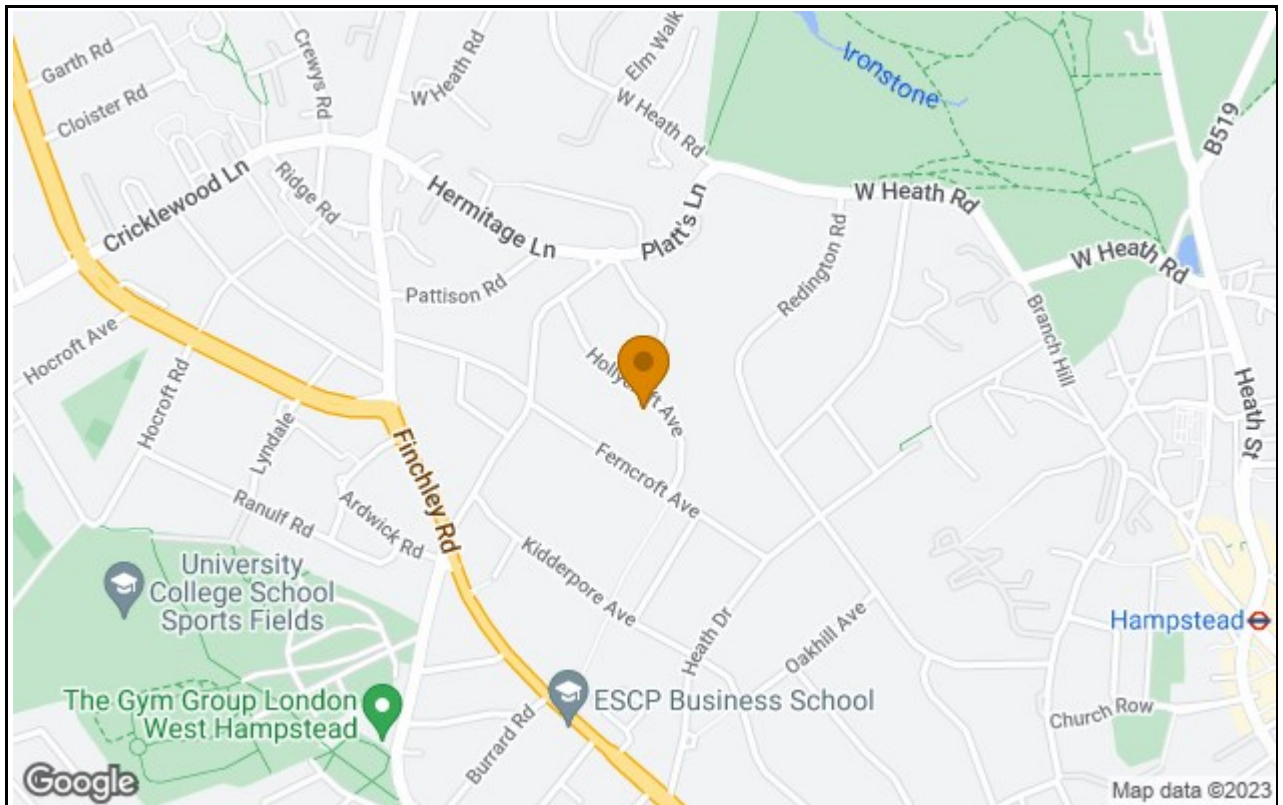
















HOLLYCROFT AVENUE  
LONDON NW3  
Gross Internal Area = 391.3 sq metres  
(Excluding Low Heights) 4212 sq feet

SITE = 0.12 ACRES

