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Ferncroft Avenue Hampstead NW3

Located on this tree lined avenue within the heart of the ever popular 'Croft Roads' of Hampstead, an exceptional and deceptively large Edwardian semi-detached seven bedroom residence offered for sale in excellent decorative condition and set back behind gated driveway for 2-3 cars.

The outstanding highlight of this property is undoubtedly the huge and mature park-like 171' rear garden (arguably one of the largest in the area) offering a serene outdoor space to unwind and enjoy the beauty of nature.

The current owners commissioned a comprehensive extension and refurbishment of the house some 8 years ago to provide a comfortable family home with bright and well-proportioned rooms. The cohesive design throughout also benefits from well proportioned accommodation that is tastefully decorated.

Part of the remodeling scheme included creating a light filled lower ground floor which now provides a guest bedroom with bathroom, TV/family room, gym, utility room and a dedicated wine cave.

The raised ground floor provides a charming entrance hallway, guest WC, interconnecting front and rear reception rooms and a state of the art kitchen/family/dining room. The upper floors offer a principal suite of bedroom with dressing room & en-suite bathroom, four further double bedrooms and four further bathrooms plus a first floor study/bedroom.

Situated near the picturesque Hampstead Heath and the vibrant Hampstead Village, this property benefits from a prime location with access to beautiful green spaces and local amenities.

£8,500,000

SOLE AGENT

Freehold













Ferncroft Avenue NW3

Gross internal area (approx.)

449 Sq m (4831 Sq ft) Including under eaves and under 1.5m

445 Sq m (4793 Sq ft) Excluding under eaves and under 1.5m

For identification only, Not to Scale



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Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Ferncroft Avenue NW3

Site Acre 0.294 (approx.)

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Garden
Approximately
171' 1"x69' 8"
(52.14x21.23)

Drive Way
Approximately
39' 2"x36' 3"
(11.95x11.05)

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