

# HOLLYCROFT AVENUE



Hollycroft Avenue is one of Hampstead's premier addresses. The property is situated within one mile of Hampstead underground station (Northern Line) and local amenities including a cosmopolitan mix of brasseries, cafes, restaurants and boutiques. Hampstead Heath and the majority of the area's independent and state schools are located within a one mile radius of the property.

The resulting finish is of the highest standard seamlessly blending together both Edwardian splendour and cutting edge design. The attention to detail extends to the outside space where the rear of the property has been expertly redesigned to allow comfortable access from the reception room on to the terrace. Furthermore the property offers a private lawned garden with mature fruit trees and handsome borders.





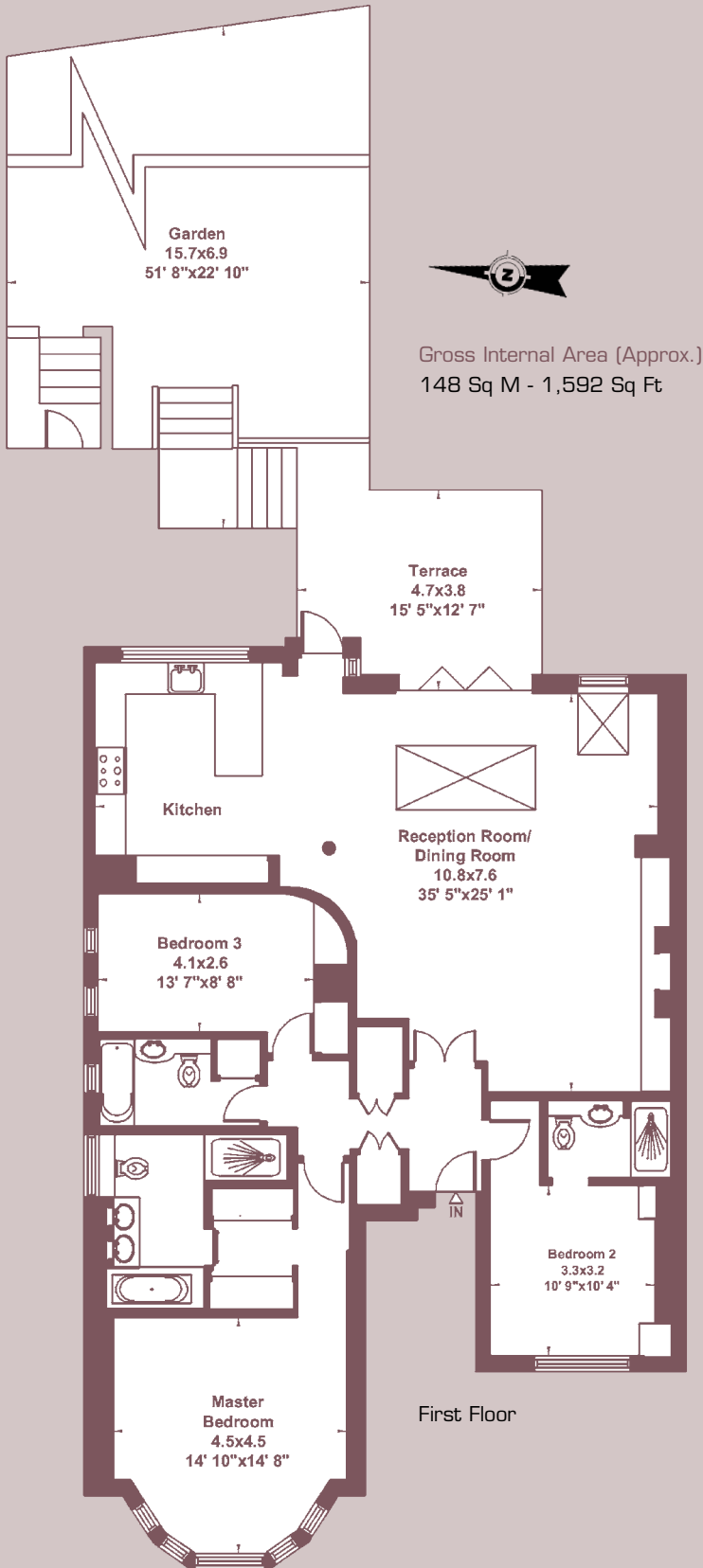
#### Accommodation

Entrance hall ■ Reception room with open plan kitchen and dining room ■ Master bedroom with walk through wardrobe and en-suite bathroom ■ Second bedroom with en-suite shower room ■ Third bedroom ■ Family bathroom ■ Storage  
Decked terrace with steps down to private lawned garden

#### Features

- Black American walnut floors, doors and joinery
- Bespoke kitchen with Miele appliances
- Lutron lighting
- Decked terrace with brushed steel and glass balustrade
- Mature garden with fruit trees





## TERMS

Tenure

Share of Freehold

Local Authority

London Borough of Camden



Hampstead  
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Viewing: Strictly by appointment with Savills and Knight Frank.

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