



Hocroft Road, London NW2

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Entering the ground floor, the hall is bright, wide and welcoming. As well as an en suite bedroom, perfect for staff accommodation/study there is a large, south facing formal dining room. The living space cleverly partitions the space between entertaining and relaxing with a staggering bright and airy space which is truly impressive, there are large glass patio doors that draw an abundance of light into the living area that lead on to a smart, decked area which leads on to a lawned area and then a large outbuilding which would be perfect for a personal gym, study area or play room.

The top floor of the house is currently one large room that spans over the entire floor of the house which has the potential to divide into a further two bedrooms and an ensuite. The house also benefits from private off street parking for three family cars.



**Guide price:** £3,500,000

**Tenure:** Available freehold

**Local authority:** London Borough of Barnet

**Council tax band:** H

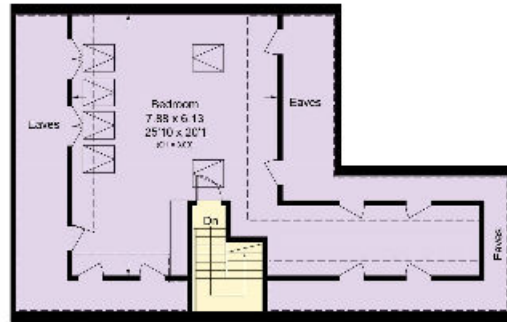
The house is extremely impressive and has been designed with the highest quality in mind using exceptional materials. Extending to 4,279 sq ft the house has a truly impressive entertaining space. The accommodation is also bright and exceptionally well proportioned, with six bedrooms and four bathrooms, including a superb principal bedroom complete with en suite and dressing area.

Located in a highly coveted pocket of the Hocrofts, an area renowned for its generous family homes and tree-lined streets, with fantastic connectivity via extensive transport links of West Hampstead Thameslink & Underground Station (Jubilee Line), and Finchley Road Underground Station (Metropolitan & Jubilee Lines) are within half a mile.

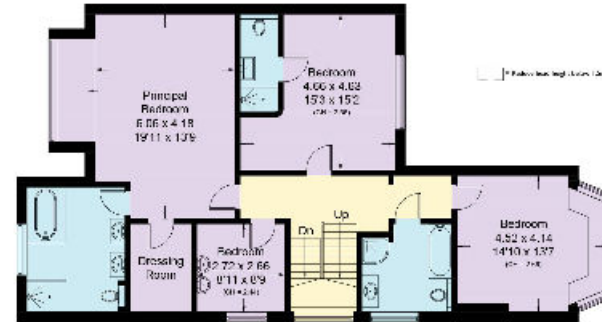




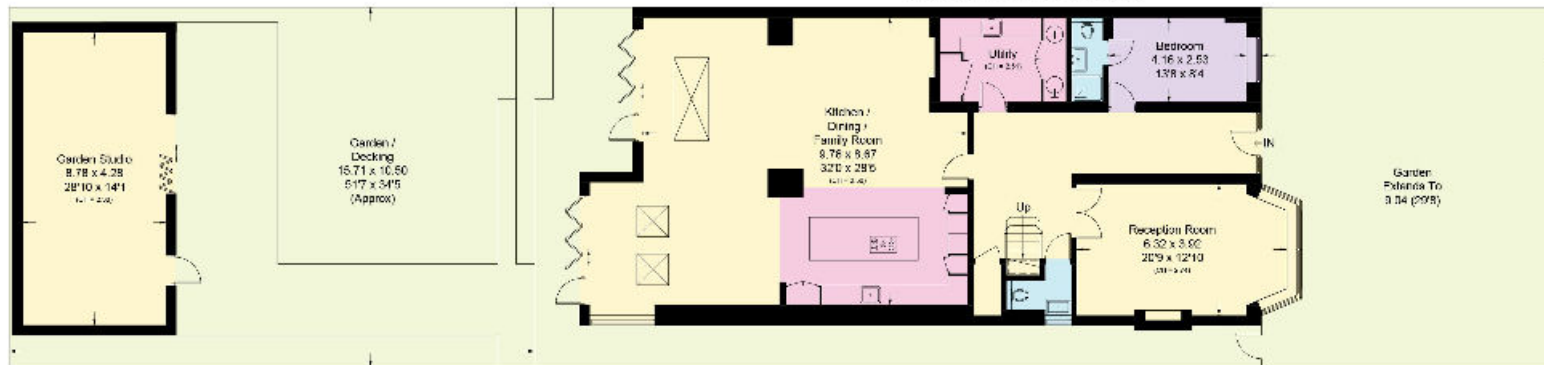
Approximate Area = 397.5 sq m / 4279 sq ft  
 Garden Studio = 38.3 sq m / 412 sq ft  
 Total = 435.8 sq m / 4691 sq ft  
 Including Limited Use Area / Eaves (64.6 sq m / 695 sq ft)



**Second Floor**  
 Approximate Area = 107.2 sq m / 1154 sq ft  
 Including Limited Use Area (50.8 sq m / 544 sq ft)



**First Floor**  
 Approximate Area = 118.6 sq m / 1277 sq ft  
 Including Limited Use Area (2.3 sq m / 25 sq ft)



**Ground Floor**  
 Approximate Area = 171.7 sq m / 1848 sq ft  
 Including Limited Use Area (1.5 sq m / 16 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact.  
 Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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 Particulars dated March 2023. Photographs and videos dated March 2023.

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