



Rosecroft Avenue, Hampstead, London NW3

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# Rosecroft Avenue, Hampstead **NW3**

Nestled within a tranquil setting on Rosecroft Avenue, Hampstead, NW3, this tastefully refurbished duplex apartment resides within a captivating Edwardian building. Spread over the lower and raised ground floors, this elegant home is infused with natural light, creating a bright and peaceful atmosphere.

The property features three substantial double bedrooms, including a spectacular principal bedroom and the spacious double reception room that provides direct access to a secluded, private, west-facing garden. This serene, paved outdoor space serves as a peaceful oasis within the heart of the city.



**Guide price:** £2,100,000

**Tenure:** Share of freehold plus leasehold, approximately 977 years remaining

**Service charge:** £2500 per annum. Please note that we have been unable to confirm the date of the next review for service charge and ground rent. You should ensure that you or your advisors make your own inquiries

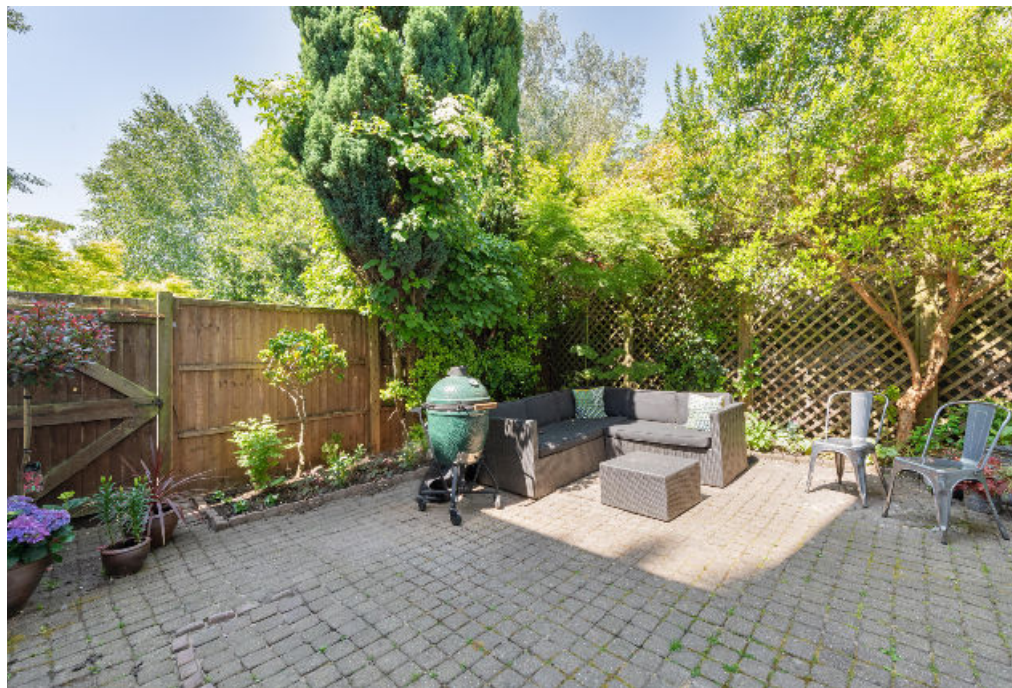
**Local authority:** London Borough of Camden

**Council tax band:** H

Modern living blends effortlessly with the property's original charm; two state-of-the-art shower rooms, one of which is an en suite, sit alongside an impressively large and modern kitchen. Featuring a breakfast area, the kitchen becomes an inviting hub of the home, perfect for culinary exploits and casual dining.

The benefits of residing here extend beyond the tranquillity of the location. The property is within close proximity to some of the area's top schools, making it an ideal home for families. Furthermore, the apartment is just a short stroll away from Hampstead Village, renowned for its vibrant mix of independent boutiques, cafes, and restaurants. The village also offers a rich cultural scene, with various art venues, historic buildings, and the beautiful Hampstead Heath nearby.







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.

## Rosecroft Avenue, NW3

Approximate Area = 144.6 sq m / 1557 sq ft  
Including Limited Use Area (1.2 sq m / 13 sq ft)



### Lower Ground Floor

Approximate Area = 82 sq m / 883 sq ft  
Including Limited Use Area (0.1 sq m / 1 sq ft)

### Ground Floor

Approximate Area = 62.6 sq m / 674 sq ft  
Including Limited Use Area (1.1 sq m / 12 sq ft)

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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 June 2023. Photographs and videos dated June 2023.

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