



Hocroft Road, Hampstead, NW2 2BL

£8,000,000

| 14 Bed | 8 Bath | 3 Reception

MAPESBURY

**£8,000,000**

**Freehold**

- Ambassadorial Mansion
- Detached Residence
- Indoor Swimming Pool
- Excellent Schools
- Close to City
- EPC Rating: D
- 14 Bed | 11 Bath | 3 Rec
- Gated Driveway
- Trophy Home
- Close to A1 | M1
- Chain Free
- Council Tax: H

Set on the largest plot of a prestigious road in The Hocrofts, this exceptional 10,000 sq. ft. detached home is tucked behind elegant gates with a carriage driveway for five cars and two garages for four more. A grand hallway leads to a dual-aspect reception opening onto a terrace with garden views. A refined dining room overlooks the front, while a spacious kitchen and breakfast room offer terrace access and a private balcony. A guest cloakroom completes this level.

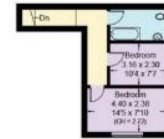
Three double bedrooms (two en-suite), a family bathroom, a gym, 12.5m indoor pool, changing room, and steam room create a leisure sanctuary. A cosy reception opens to the garden. The first floor features a lavish principal suite with a dressing room and en-suite, plus four bedrooms sharing two bathrooms. A separate staircase leads to staff quarters with two bedrooms and a bathroom. The top floor includes three more bedrooms (one en-suite), another bathroom, and a large storage room.

A 77-ft landscaped garden with a pond and water feature is ideal for alfresco dining and entertaining. Hocroft Road is highly sought-after, with easy access to the A41, M1, and airports. Top schools, West Hampstead & Finchley Road stations (1.1 miles), and Brent Cross Shopping Centre are nearby, offering excellent connectivity to the City and West End. This rare opportunity combines space, luxury, and an unbeatable location.





**Hocroft Road, NW2**  
 Approximate Area = 943 sq m / 10150 sq ft  
 Store / Shed = 3.9 sq m / 42 sq ft  
 Total = 946.9 sq m / 10192 sq ft  
 (Excluding Void / Including Garages)  
 Including Limited Use Area (35.5 sq m / 382 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92-100)                                    | <b>A</b> |         |                         |
| (81-91)                                     | <b>B</b> |         |                         |
| (69-80)                                     | <b>C</b> |         | 75                      |
| (55-68)                                     | <b>D</b> | 57      |                         |
| (39-54)                                     | <b>E</b> |         |                         |
| (21-38)                                     | <b>F</b> |         |                         |
| (1-20)                                      | <b>G</b> |         |                         |
| Not energy efficient - higher running costs |          |         |                         |
| England, Scotland & Wales                   |          |         | EU Directive 2002/91/EC |

Mapesbury House  
 84 Walm Lane  
 Willesden  
 London  
 NW2 4QY

020 8451 8999  
 contact@mapesbury.co.uk