

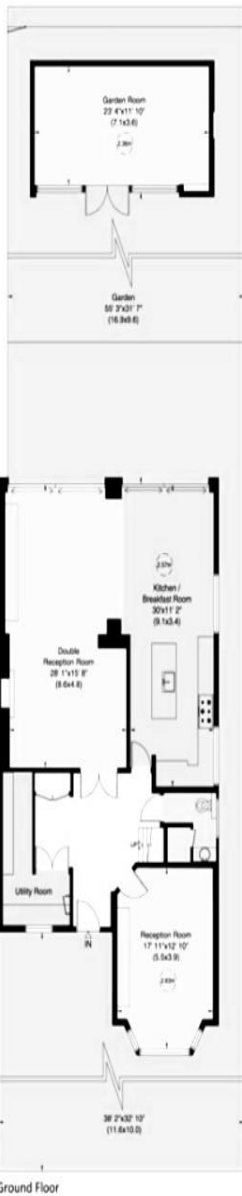


5 Bedroom Semi Detached  
Hocroft Avenue  
London NW2

- Semi-Detached House
- Freehold
- Private rear south facing garden
- 23' Garden Room

Price: £2,750,000  
Freehold





**Hocroft Avenue, NW2**  
 Gross internal area (approx.)  
 265 Sq m (2857 Sq ft) Excluding Under 1.5m and Garden Room  
 322 Sq m (3464 Sq ft) Including Under 1.5m and Garden Room  
 For identification only, Not to Scale  
 copl.co.uk 020 8611 7722



A fabulous semi-detached five-bedroom family house (3,464 sq ft.) with off-street parking for 3 cars located in The Hocrofts. This bright and well-proportioned home is arranged over three floors and offers generous entertainment space with 28' double reception room and a 30' open plan kitchen/breakfast room. The main bedroom suite on the first floor has direct access to a large roof terrace with views over playing fields. There are also four further double bedrooms and two bathrooms. The house also enjoys a delightful south facing garden which includes a 23' garden room. Hocroft Avenue is convenient for schools of Hampstead and bus routes of Habs, St Paul's and North London Collegiate.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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