



HOCROFT ROAD, NW2

BARNET, LONDON



KEY FEATURES

- Large driveway
- 13 Bedrooms
- Air conditioning in all main bedrooms
- Several Entertaining Rooms
- Large garden with feature pond
- Terrace
- Indoor Swimming pool
- Gym
- 2 Garages
- Staff Accommodation
- Ample storage



13 BEDROOM



10 BATHROOM





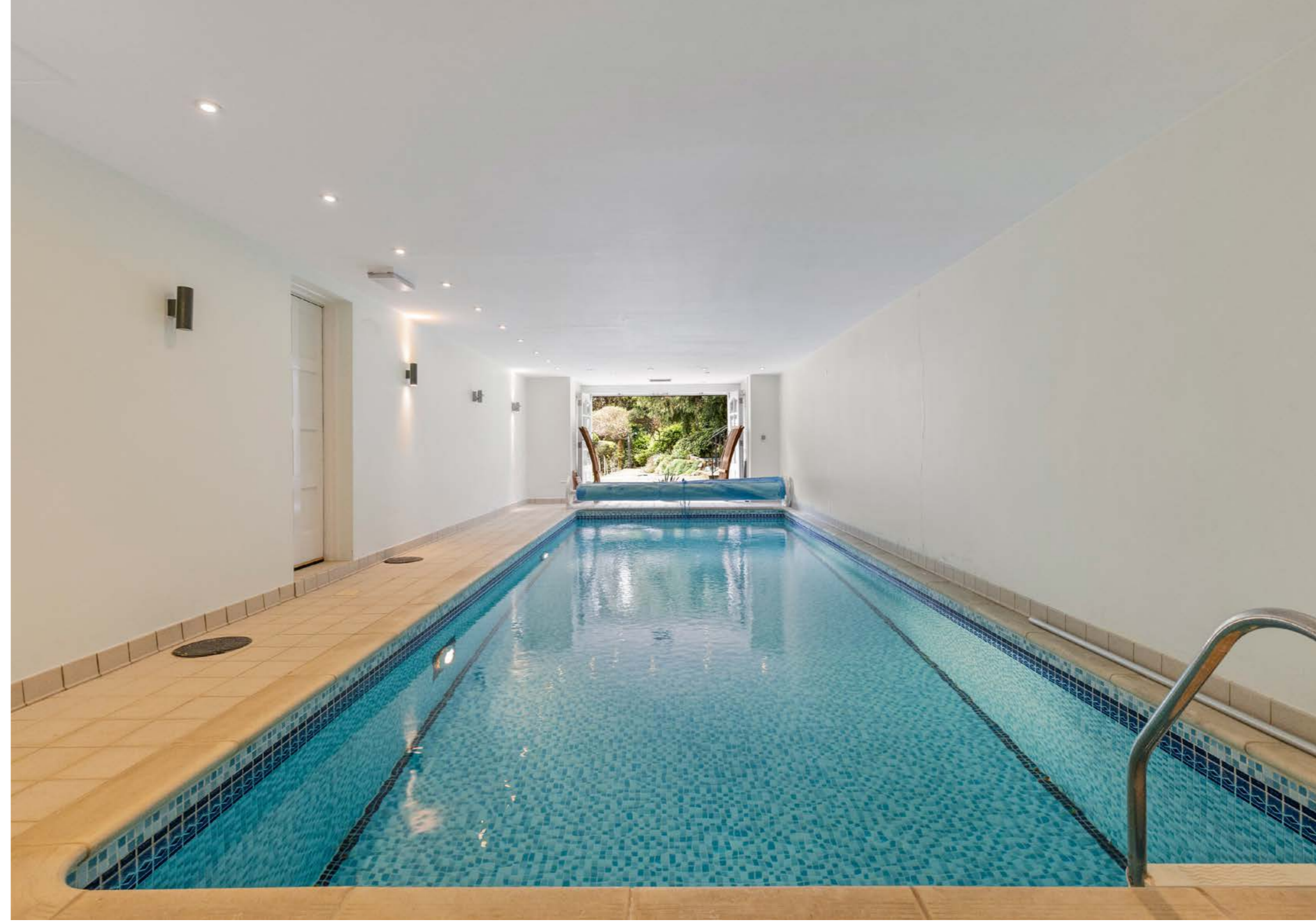
Found in the highly sought after Hocroft Estate, a detached double fronted house, set behind a gated carriage driveway, offering c.10,127 sq ft of well planned accommodation perfect for entertaining and family living. Benefiting from two integral double garages, a large garden, indoor swimming pool & spa area.

Stepping into the residence through a grand entrance hall, you are greeted by a substantial reception room to the front of the house, a separate dining room with a large kitchen/breakfast room with direct access to the raised terrace and the garden beyond. The indoor swimming pool which can also be accessed via the garden, and also has a sauna and shower room. This floor also accommodates a gym and three other guest bedroom suites. Ascending to the upper levels, 8 more bedrooms, as well as staff accommodation comprising of two bedrooms and a bathroom.



ACCOMMODATION

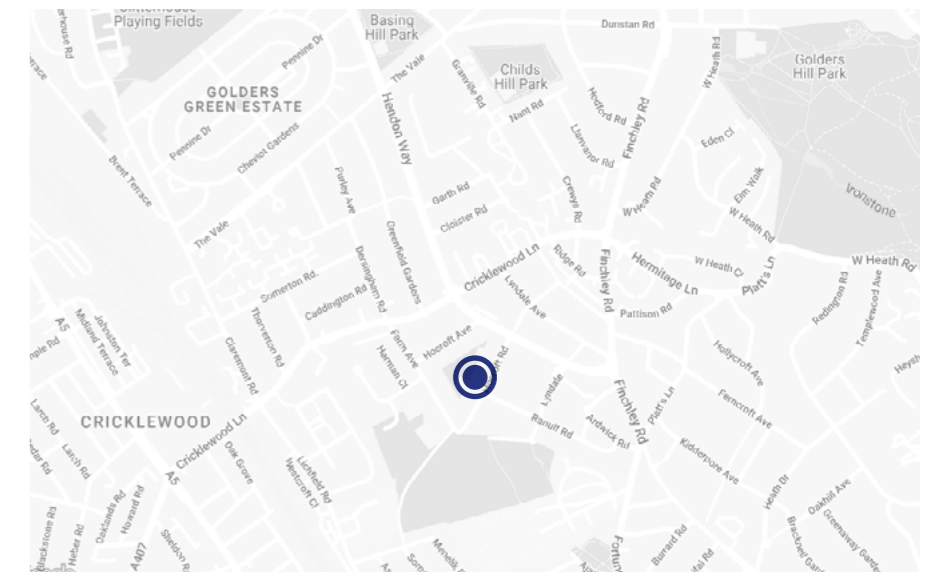
- Entrance hall
- 2 Reception rooms
- Kitchen/breakfast room
- Dining room
- Principal bedroom with ensuite and dressing room
- 10 further bedrooms, 3 with ensuites
- 2 Staff bedrooms
- Pool
- Sauna
- Gym
- 2 Garages
- Storage room
- Garden with pond





LOCATION

Hocroft Road is a premier road on the popular Hocroft Estate, widely popular with families as it is extremely convenient for the schools of Hampstead, Highgate and the City where you will find some of the countries finest public schools. Also conveniently located near Cricklewood Broadway and West End Lane with its vast range of shops, restaurants and cafes, and extensive transport links of Crinklewood, Finchley Road, West Hampstead Thames Link & underground station (Jubilee Line) and Finchley Road underground station (Metropolitan & Jubilee Lines) are within half a mile.

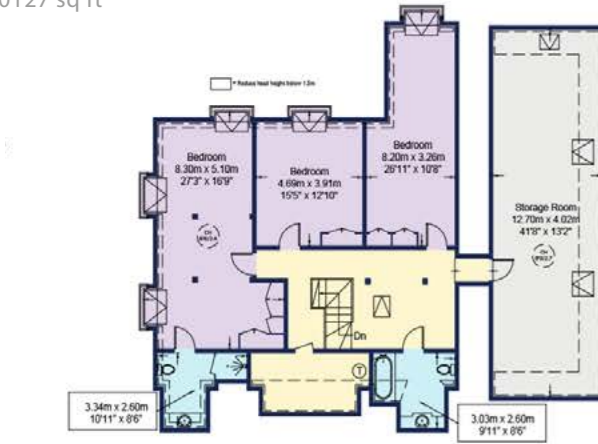


FLOORPLAN

Approx Gross Internal Area:

940.8 sq m / 10127 sq ft

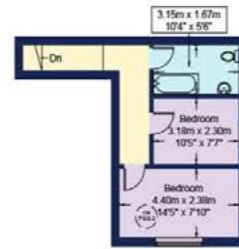
Not to Scale



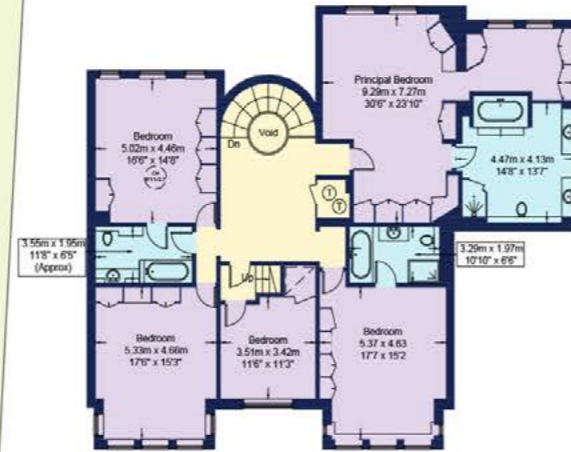
Garden Floor



Raised Ground Floor



First Floor



First Floor

TERMS
 Price: £8,000,000
 Tenure: Freehold
 Council Tax Band: H
 Viewing: By appointment only



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