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## **Hocroft Road The Hocrofts NW2**

Located on one of the most exclusive roads on 'The Hocrofts' and set back behind a gated and secure driveway, is this handsome, detached six/seven bedroom family home offering over 5,000 sq ft of bright and generous space which is arranged over three floors.

The ground floor accommodation is approached via an elegant hallway and provides a large and wide double reception room comprising dining room and drawing room area, a study/family TV room, kitchen/breakfast room, utility room, guest WC and gym.

The first floor offers a principal suite with dressing area & ensuite bathroom and three further double bedrooms all with en-suite bathrooms. The second floor provides two further bedrooms, a bathroom and a large studio/den/guest bedroom with en-suite bathroom.

To the rear is a magnificent landscaped south-west facing 80' lawned garden which is approached via a suntrap terrace ideal for al-fresco dining. The driveway enjoys parking for three cars and there is also an integral garage.

The property is located close to the magnificent playing fields and sporting amenities of University College School.

**£4,200,000**

**JOINT SOLE AGENT**

**Freehold**







# Hocroft Road NW2

Gross internal area (approx.)

5184 Sq ft (482 Sq m) Including Under 1.5

5007 Sq ft (465 Sq m) Excluding Under 1.5

Site Area (approx.)

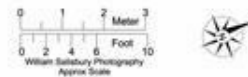
Acre 0.19 Hectares 0.08

For identification only, Not to Scale

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Second Floor - Approx 1242 Sq ft - 115 Sq m



First Floor - Approx 1523 Sq ft - 141 Sq m



Ground Floor - Approx 2419 Sq ft - 225 Sq m

Not to Scale, for guidance only and must not be relied upon as a statement to fact.

All measurements areas are approximate only

(and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).