

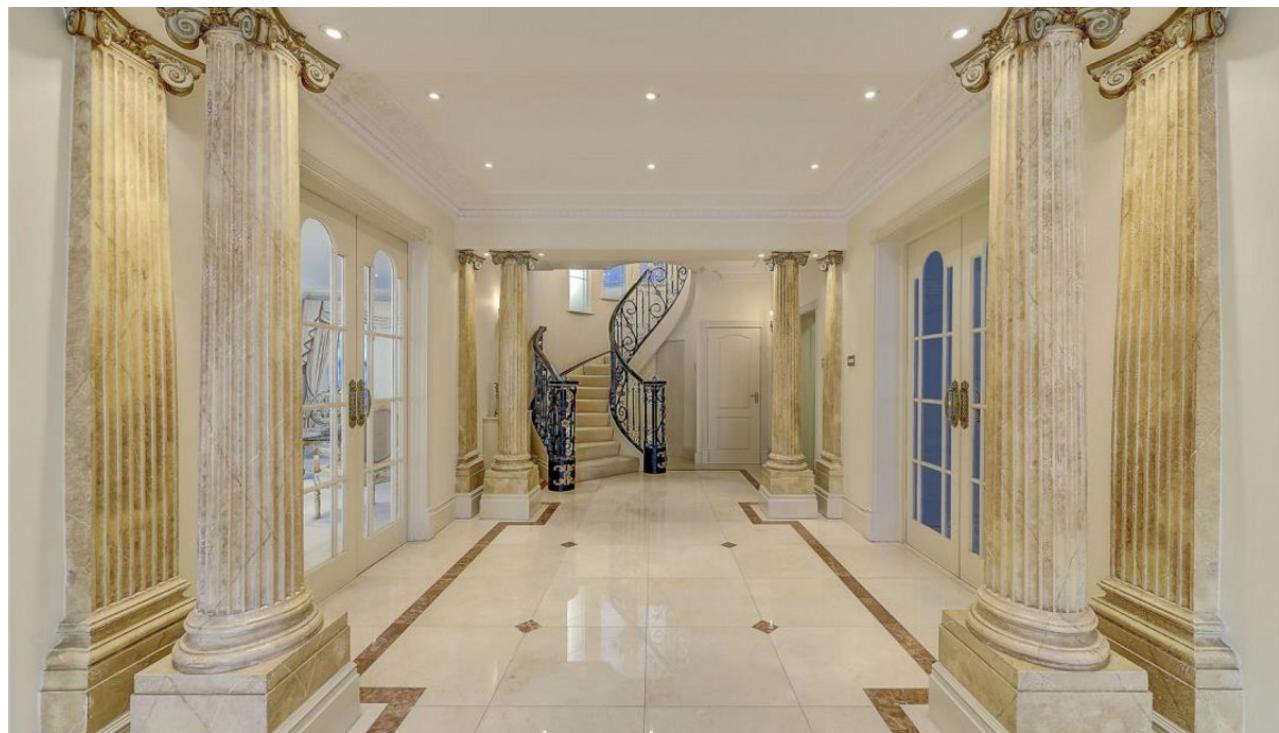


40 Hocroft Road, Cricklewood, London, NW2 2BL

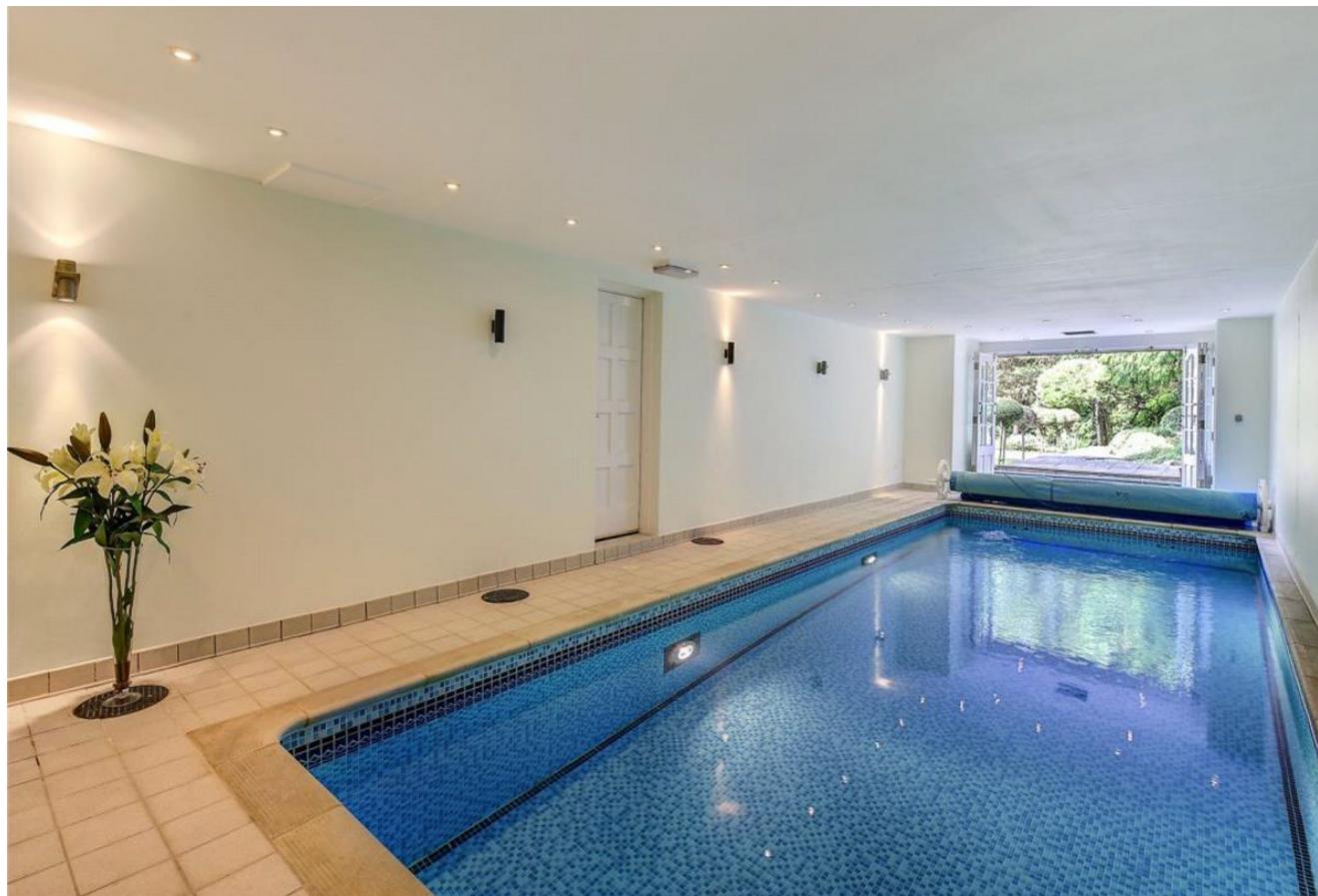


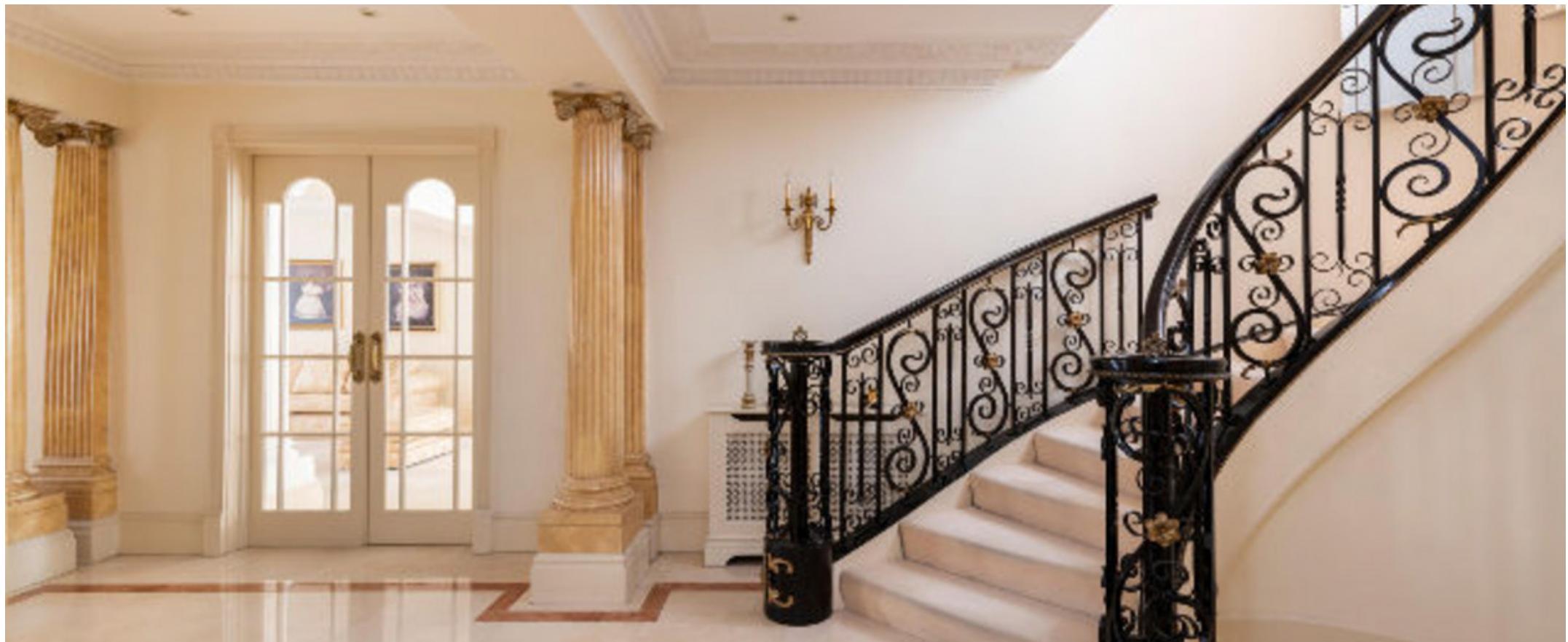
Key Features

- Substantial Detached Family Home
- Totalling in excess of 10,000 sq.ft.
- Open plan kitchen/breakfast room
- Four reception rooms
- 13 bedrooms & 11 bathrooms
- Indoor swimming pool
- Steam room & Gym
- Carriage driveway & garaging for five cars
- Sought after location, close to Hampstead Heath
- Generous landscaped garden



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A grand hallway, with feature pillars, polished marble flooring and a hand crafted curved staircase, welcomes you into this wonderful home. Double doors lead into a formal reception room with feature pillars and doors leading onto a balcony, overlooking the rear garden. A further set of double doors lead into the formal dining room. To the rear of the property is a substantial kitchen/breakfast room which hosts a range of integrated appliances and has double doors leading onto the rear balcony.

The lower ground floor offers a versatile space with an impressive reception/garden room, three bedrooms, three bathrooms, a gym and an indoor heated swimming pool with a steam room, shower room and changing facilities.

To the first floor is a magnificent principal bedroom with a dressing room and ensuite. There are four further double bedrooms, one with an ensuite, and a house bathroom. An additional staircase leads to two further bedrooms and a bathroom, above the garage, which would be ideal for staff or ancillary accommodation.

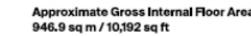
To the second floor are three double bedrooms, one with ensuite, a second house bathroom and a substantial storage room.

This spacious family home is accessed via double electric gates into a carriage driveway and provides garaging for four cars.

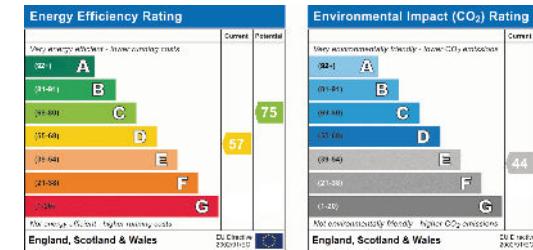
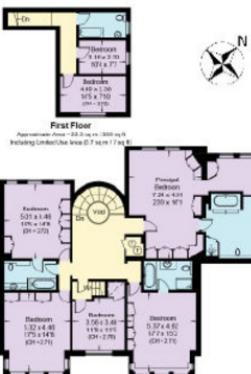
A real feature of this home is the beautifully landscaped garden, which is predominantly laid to lawn, with an ornamental water feature and high hedging to offer a great degree of privacy.

The Hocrofts is favourably situated for access to the M1, Brent Cross, Cricklewood and Hampstead. West Hampstead Thames Link & Underground station (Jubilee Line) as well as Finchley Road underground station (Metropolitan & Jubilee Lines) are within close proximity.





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.



Tenure Type: Freehold

Council Tax Band: H

Council Authority: Barnet London Borough

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