



## Rosecroft Avenue, Hampstead, London NW3 .| £650,000

- Share Of Freehold
- 786 Sq Ft
- Close to the Heath
- Walking distance to Finchley Road

- Long Lease with the SOF
- Chain Free



"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

### Charming Two-Bedroom Flat with Balcony – In Need of Refurbishment – Prime Hampstead Location

Set on the highly sought-after Rosecroft Avenue in Hampstead, NW3, this spacious two-bedroom apartment offers a fantastic opportunity for buyers looking to refurbish and create a bespoke home in one of London's most desirable neighbourhoods.

Positioned just moments from Hampstead Heath, the property benefits from a peaceful residential setting while being within easy reach of Hampstead Village's boutique shops, cafes, and excellent transport links.

Key Features: - **\*\*Two Double Bedrooms\*\*** – Generously proportioned and filled with natural light - **\*\*Reception Room\*\*** – Bright and airy with access to a **\*\*Private Balcony\*\*** - **\*\*Separate Kitchen\*\*** – Offering potential for modernisation or reconfiguration - **\*\*Private Balcony\*\*** – Ideal for morning coffee or evening relaxation - **\*\*Share of Freehold\*\*** – Offering greater control and long-term value

While the property requires updating throughout, it presents an exciting blank canvas to craft a stylish, comfortable home in a tranquil yet connected location.

Don't miss this rare chance to secure a property with incredible potential in one of Hampstead's most prestigious streets.



Oliver Kent

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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

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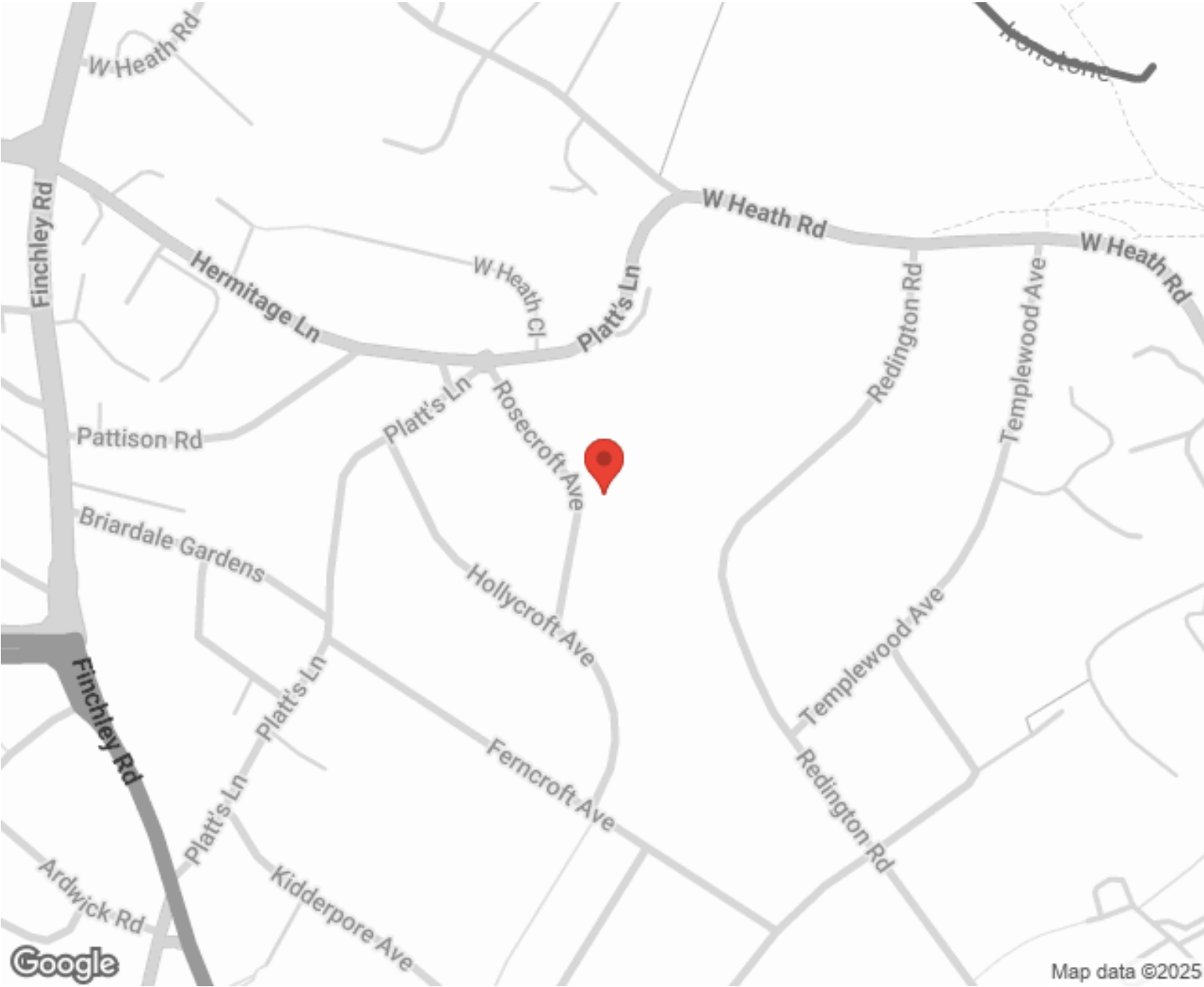


**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**





"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		

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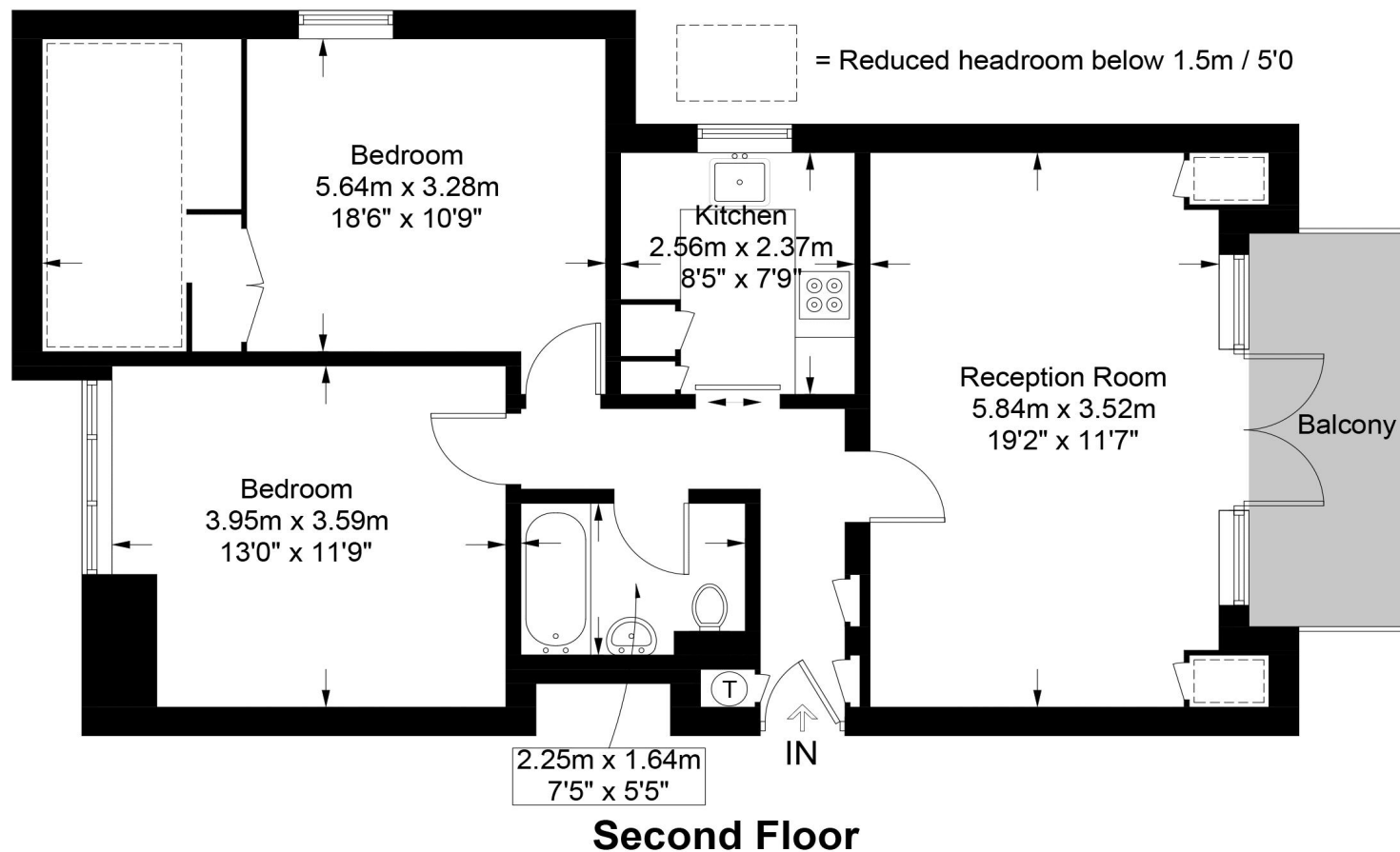
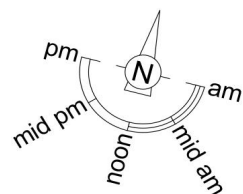
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## Rosecroft Avenue, NW3

**Approximate Gross Internal Area = 786 sq ft / 73.0 sq m**

**Restricted Height = 60 sq ft / 5.6 sq m**



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified  
Property  
Measurer**