



Frognal, Hampstead, NW3

Asking Price: £495,000

Benham
& Reeves

Frognal, Hampstead, NW3

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

An exceptionally bright apartment quietly situated at the rear of the second floor of an attractive red brick Victorian house. The flat has been significantly improved by the current owner including the addition of a south- east facing private balcony with irrigation system. The property benefits from generous room sizes throughout including the reception room with a quality fitted open-plan kitchen, a generous double bedroom with fitted wardrobes and a contemporary bathroom.

Frognal is conveniently situated between Hampstead Village and Finchley Road and is moments away from Finchley Road (Metropolitan and Jubilee lines - Zone 2) and Finchley Road & Frognal (Overground) stations. The multiple shops and restaurants and the O2 centre and cinema are also close by.

- Double Bedroom
- Reception Room
- Open-Plan Kitchen
- Bathroom
- South-East Facing Balcony
- Residents' Parking Zone
- Close to Finchley Road Station

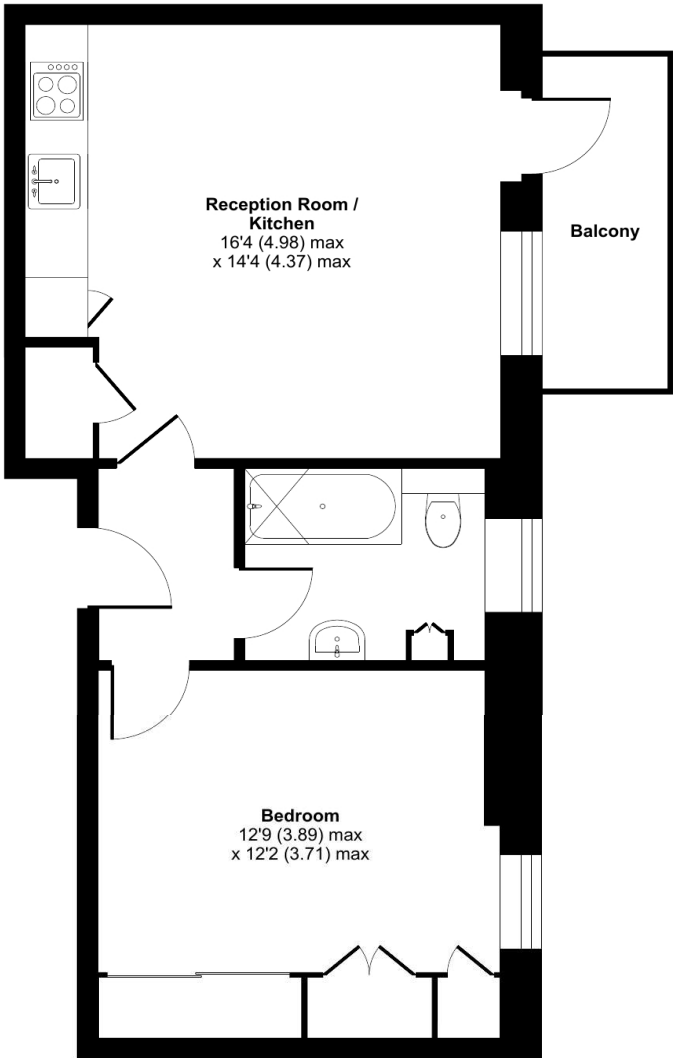






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Approximate Area = 463 sq ft / 43 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benham & Reeves. REF: 1104117

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£495,000
Tenure:	Leasehold Expires 11/11/2130 Approximately 106 Years Remaining
Ground Rent:	£250.00 (per annum) 2024
Service Charge:	£1,020.80 approx. (per annum) 2024

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM240029

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