



# Stylish spacious flat

**Frognaal Gardens, Hampstead, London, NW3**

Guide Price £1,950,000 Leasehold (Lease Expiry February 2144) EPC rating = C





**Stylish and tasteful decoration • Bright and spacious rooms • Private Patio • Residents parking • Prime location moments from Hampstead Village**

**Local Information**

This flat is within approximately 0.3 miles of Hampstead Village and High Street, perfectly located for the use of its eclectic mix of restaurants, cafes, and fashion boutiques.

The area also offers ample transport links, including Hampstead Underground station (approximately 0.3 miles, Northern Line), Finchley Road and Frognal Overground station (approximately 0.6 miles) and Finchley Road Underground station (approximately 0.8 miles, Jubilee Line).

**About this property**

This immaculate flat is located on the lower ground floor and comprises an open plan kitchen/reception room, decorated to a tasteful modern style.

There is a master bedroom with an ample amount of storage and a double en suite shower room, two further bedrooms, a family bathroom, and a utility room.

Furthermore, this stylish and contemporary flat benefits from copious natural light as well as a well-proportioned patio and communal garden.

**Tenure**

Leasehold (Lease Expiry February 2144)

**Local Authority**

London Borough of Camden

**Council Tax**

Band = G

**Ground Rent**

TBC

**Service Charge**

TBC

**Energy Performance**

EPC Rating = C

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.  
Telephone: +44 (0) 20 7472 5000.







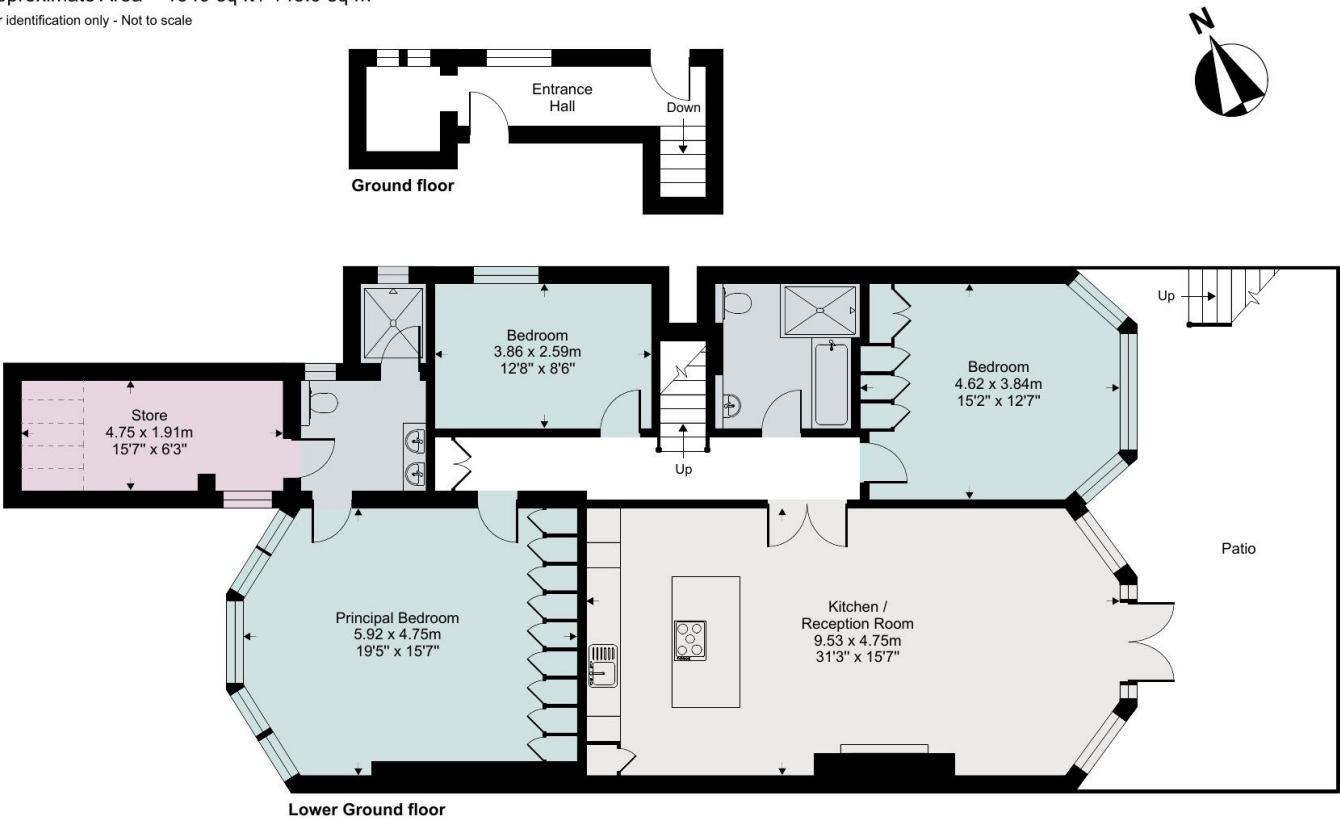
Frognal Gardens, Hampstead, London, NW3  
Gross Internal Area 1536 sq ft, 142.7 m²

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Approximate Area = 1549 sq ft / 143.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2023. Produced for Savills (UK) Limited. REF: 889434

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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