



A unique low rise villa in the centre of Hampstead

Frognaal Rise, Hampstead, London, NW3

£3,950,000 Freehold

savills

Pretty front and rear gardens • Terrace on the first floor • Gated off-street parking • Garage • 280m walk to Hampstead Village

About this property

Steeped in history, this charming period home was formerly the residence of the Mayor of Hampstead. This unique property was originally converted from two stables into a Spanish style villa. Dating from the early 19th Century the house was, enlarged and embellished with Art Nouveau in the 1880's, and now comprises two bedroom suites with dressing room and two bathrooms, as well as a pretty rear garden and a substantial amount of off-street parking behind security gates. The property also benefits from a garage and occupies a superb position, being a short walk to Hampstead Village, Hampstead Heath and Hampstead Underground station.

Planning approval was granted on the 15th Jan 2019 to extend the house by an additional area of approximately 189m² (2035ft²). Camden Council Ref 2015/3525/P. There is also a S106 agreement with obligations for compliance before work can commence. The re modelling program would include the erection of part two storey part first floor side and rear extension, excavation of a new basement level and front light well, alterations to front boundary wall and front forecourt area, including new bicycle and bin store all in connection with the existing single family dwelling house. Further information and architects drawings of the proposed scheme are available on request from our offices.

Tenure

Freehold

Local Authority

London Borough of Camden

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.

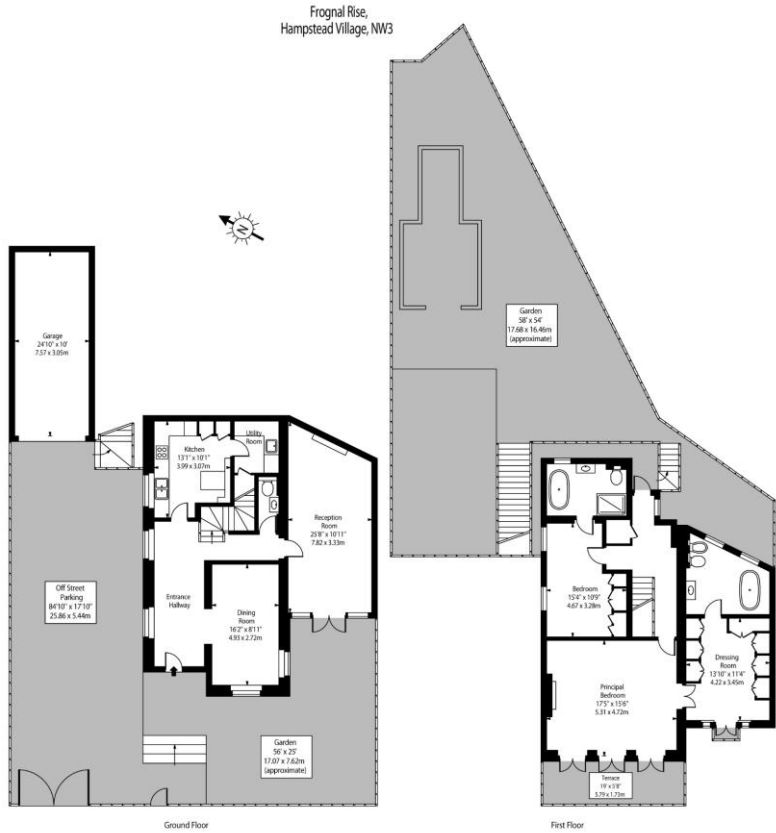
Telephone: +44 (0) 20 7472 5000.





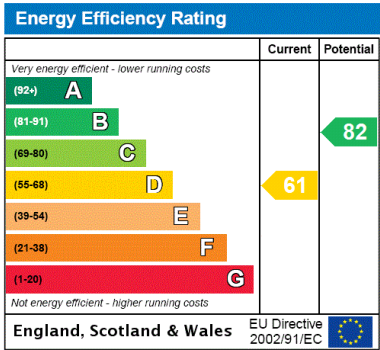
Frognal Rise, Hampstead, London, NW3
Gross Internal Area 1784 sq ft, 165.7 m²

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Approx Gross Internal Area 1784 Sq Ft - 165.73 Sq M

(Excluding Garage)
For Illustration Purposes Only - Not To Scale Floor Plan by www.photosstudio.com Ref: No.40448
This floor plan should be used as a general guide for guidance only. Any intending purchaser or tenant should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or for the basis of any sale or let.



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