



A RARE AND UNIQUE OPPORTUNITY TO RENT A SUBSTANTIAL HAMPSTEAD PROPERTY

ELMPOINT
FROGNAL, HAMPSTEAD, LONDON, NW3 6XY

Furnished, Part Furnished, Unfurnished, £8,000 pw (£34,666.67 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available Now

savills

• 12 Bedrooms • 12 Bathrooms • 5 Reception rooms

- State-of-the-Art Family home over 6070 sq ft
 - Sumptuous 8 bedroom Main House
 - further 3 bedroom cottage
 - further Studio apartment
 - 12 bedrooms
 - 5 reception rooms
 - 12 bathrooms
 - Landscaped garden
 - off-street parking
 - outdoor swimming pool

• EPC Rating = D • Council Tax = H

Situation

The property is discreetly located on a quiet residential street in the heart of Hampstead village moments from the beautiful green spaces of Hampstead Heath and the amenities of Hampstead High Street.

Transport Links include: Northern Line (Hampstead): approx 0.2 miles

Description

A rare and unique opportunity to rent a substantial property of a total of 6070 sq ft / 663.9 sq m, divided into three properties and set in landscaped gardens with outdoor swimming pool and off street parking. Elmpoint, the main house offers 8 bedrooms and 4 reception rooms. Hollybank House, the cottage offers three bedrooms and three bathrooms, and finally there is also Oakside, a self contained studio apartment. The properties are available immediately as a whole for long term let on a furnished or unfurnished basis.

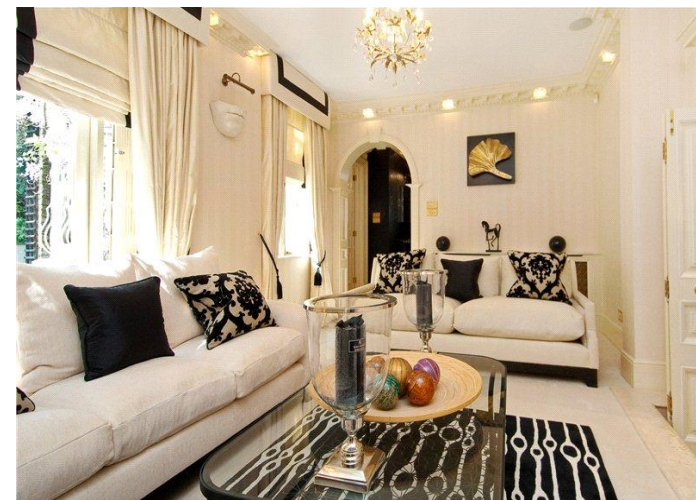
12 bedrooms, 12 bathrooms, 5 reception rooms, kitchen, garden, swimming pool and parking

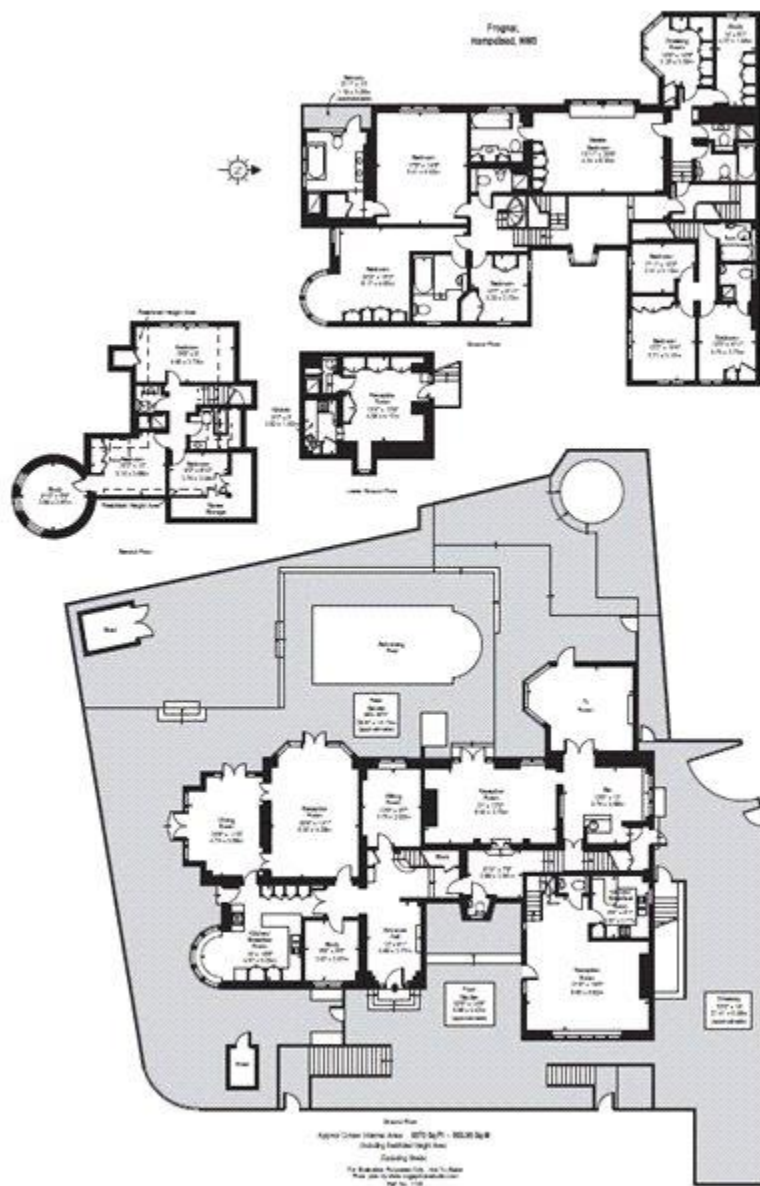
Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.





FLOORPLANS

Gross internal area: 6070 sq ft, 563.9 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee - charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example. a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit - usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets - additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. Please be advised that the local area may be affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20190516LCCY

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Hampstead Lettings

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