



**AN OPPULENT STATE-OF-THE-ART FAMILY HOME IN THE HEART OF HAMPSTEAD VILLAGE.**

ELMPOINT  
FROGNAL, HAMPSTEAD, LONDON, NW3 6XY

**Furnished, £35,000 pw (£151,666.67 pcm)** + £285 inc VAT tenancy paperwork fee and other charges apply.\*

**Available Now**





## AN OPPULENT STATE-OF-THE-ART FAMILY HOME IN THE HEART OF HAMPSTEAD VILLAGE.

### ELMPOINT

FROGNAL, HAMPSTEAD, LONDON, NW3

**£35,000 pw (£151,666.67 pcm) Furnished**

• AVAILABLE FOR SHORT LET • 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 Band: 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

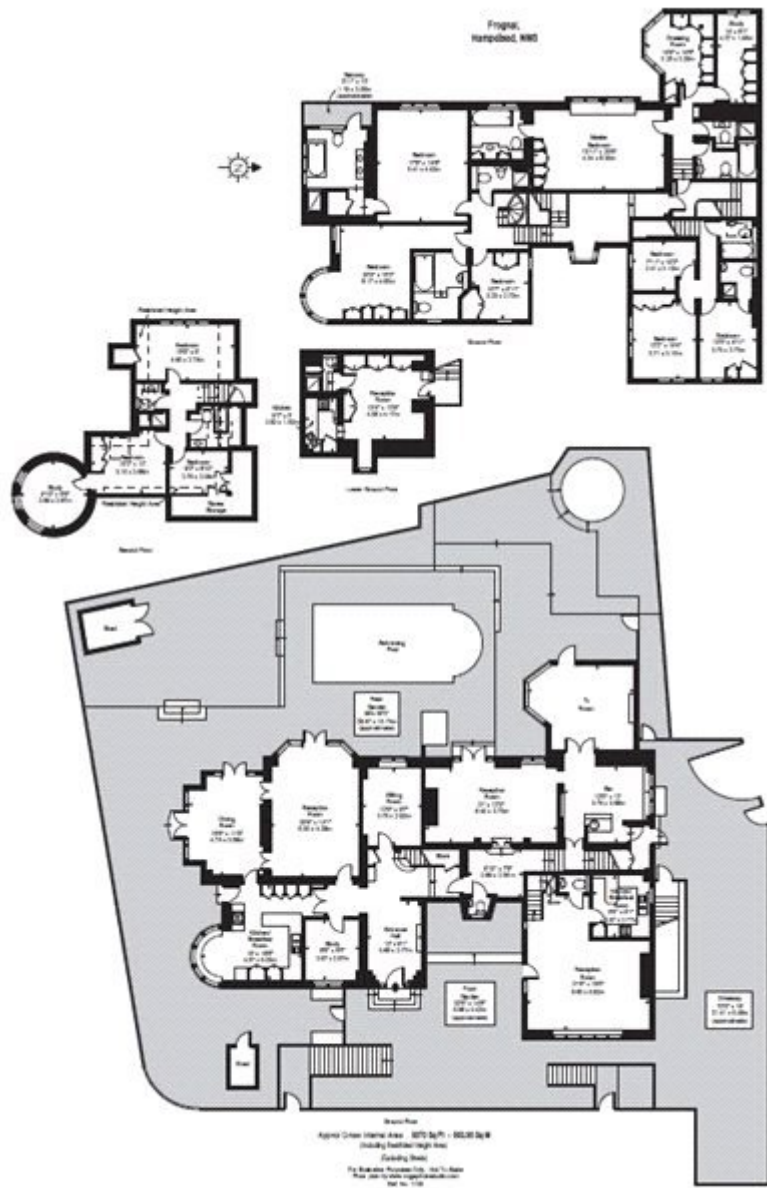
A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.







FLOORPLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 out fee – charged at the end 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](http://Savills.co.uk/fees) .Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20180129RTL

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## Hampstead Lettings

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