

# GAINSBOROUGH HOUSE, FROGNAL RISE, LONDON NW3 6PZ



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A magnificent one bedroom apartment situated within a highly sought after luxury development with 24 hours porterage, a swimming pool and landscaped grounds. This recently refurbished apartment benefits from wooden flooring, master bedroom, a modern kitchen, and a family bathroom.

Mount Vernon is considered one of Hampstead's finest secure developments with 24 hour porterage, swimming pool and gymnasium and superbly located just a few moments from the fashionable boutiques, coffee shops and restaurants of Hampstead Village and is just 0.1 miles from Hampstead Station (northern line). It is also positioned just 0.3 miles from the open green spaces of Hampstead Heath.

• ENTRANCE HALLWAY • RECEPTION  
ROOM • KITCHEN • BEDROOM • BATHROOM • PATIO • PORTER • LIFT • SWIMMING  
POOL • COMMUNAL GARDENS

EPC Rating: E Council Tax Band: E

**£550 PER WEEK**

**PART FURNISHED**

**TENANTS FEES:** As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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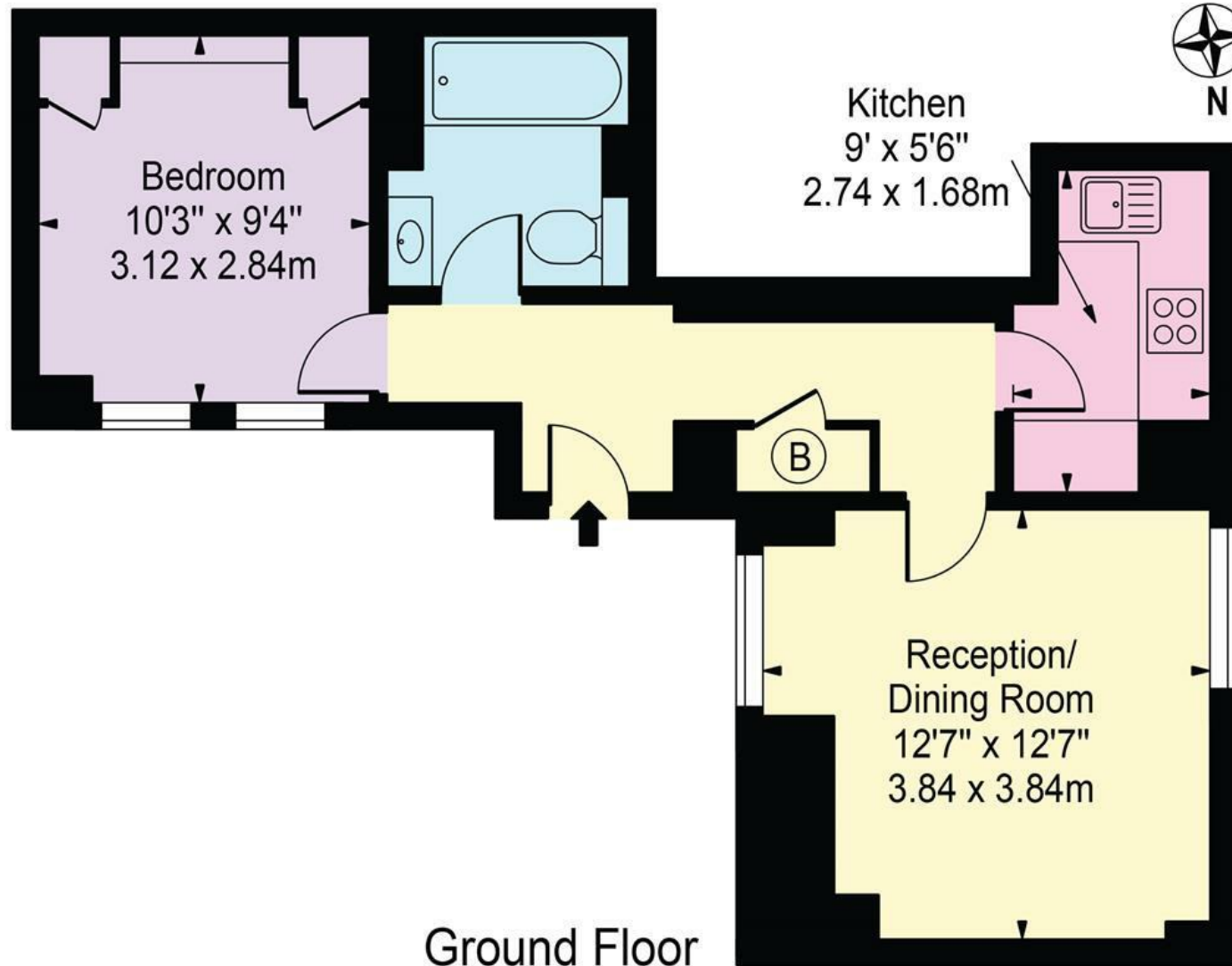






# Gainsborough House

Approx. Gross Internal Area 418 Sq Ft - 38.83 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, 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 be the basis of any sale or let.

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