

LEXINGTONS



FOR  
SALE



Frogнал, London, NW3  
£1,950 Per Month





# 13-15 Frognal London, NW3 6AR

- Large, bright first-floor studio apartment with balcony
- Newly decorated
- 0.7 walking distance to Swiss Cottage station
- Furnished - Newly refurbished - EPC C - Council tax Band C (£1,872.32)
- 0.3m walking distance to Finchley Road station

Spacious and beautifully presented first-floor studio apartment, set within a charming period house conversion just minutes from Finchley Road station. The property features high ceilings and wooden floors throughout, creating a bright and welcoming living space. Ideally located close to the amenities of Finchley Road, Swiss Cottage and Hampstead, the studio includes a fully fitted kitchen, tiled bathroom, private balcony and access to a communal garden.

Offered furnished. \*Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

## Misrepresentation Act 1967

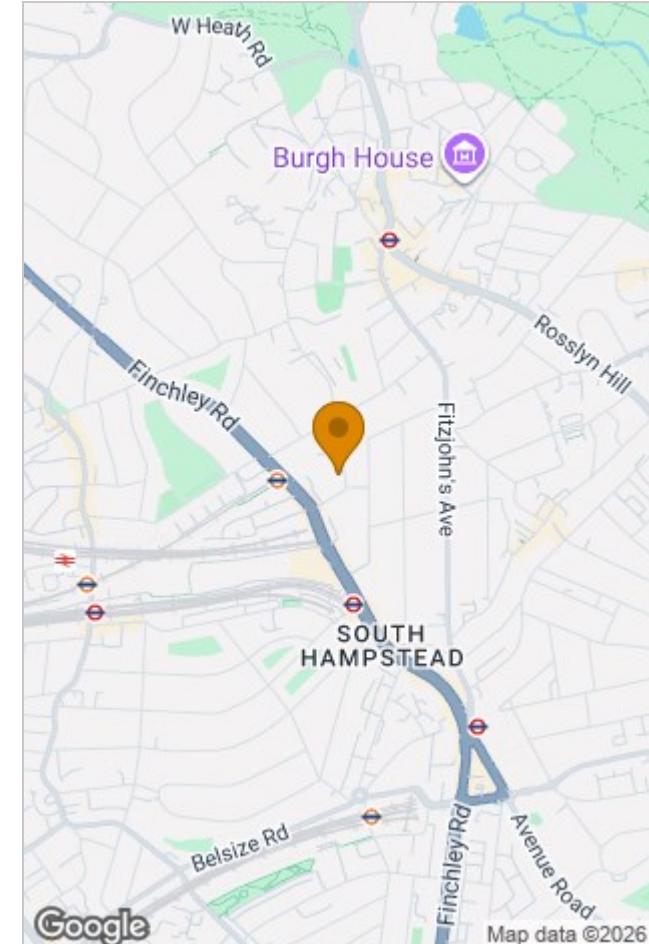
The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

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## Directions





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Current			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		72	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

## Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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