



# Frognal

Hampstead, NW3

Asking Price £375,000

A well-presented studio flat which has just been redecorated, it is situated on the first floor of an attractive period building and has a share of the freehold.

With nearly three metre high ceilings throughout, the property comprises; bathroom, kitchen and a spacious living room/bedroom.

Located 0.2 miles from Finchley & Frognal Overground, 0.3 miles from Finchley Road Underground (Jubilee and Metropolitan Lines) and 0.5 miles from Hampstead Underground (Northern Line) and Village benefitting from an array of cafes and restaurants. Sole agent.



# Frognal

Hampstead, NW3

- Studio flat
- Ideal for investors/first time buyers
- Just redecorated
- High ceilings throughout
- Separate kitchen
- Attractive period building
- Share of freehold



**Tenure:** Share of Freehold and a lease of 953 years remaining

**Service Charge:** £1,500 per annum

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

Hampstead

NW3 1QH

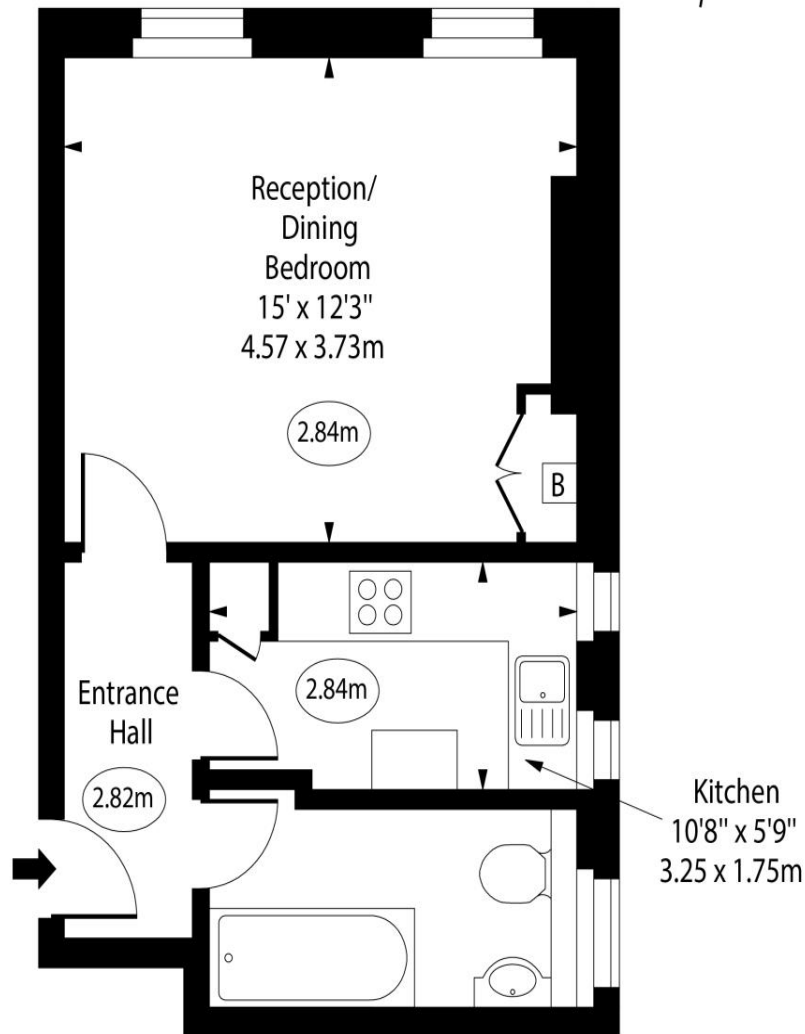
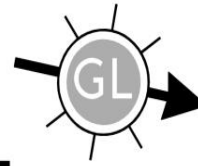
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# Frognal, Hampstead, NW3

○ - Ceiling Height



First Floor

Approx Gross Internal Area      353 Sq Ft - 32.79 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Prepared for Chestertons

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