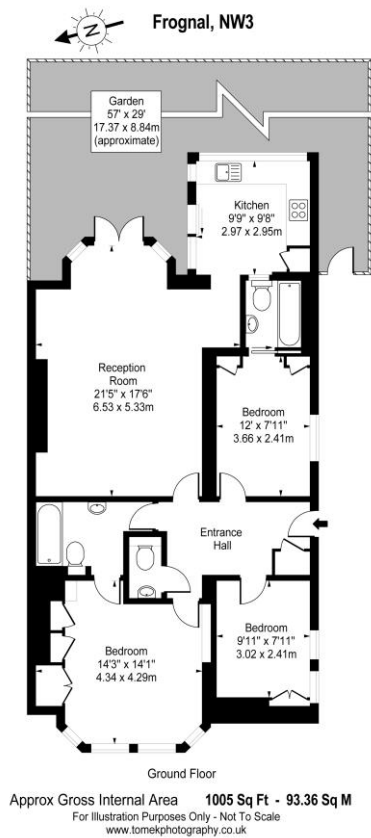




3 Bedroom Flat  
Frognaal  
London NW3

- Newly refurbished
- Private rear garden
- Three double bedrooms
- Two ensuite bathrooms

Price: £1,200 pw / £5,200 pcm



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>61</b>	
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<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Amazing three double bedroom two bathroom lower ground floor apartment (1005 Sq Ft.) with a beautiful private rear garden. Wonderfully bright fitted kitchen with all appliances, spacious living room with high ceilings, wood floors and direct access to the garden, two ensuite bathrooms, guest wc, own entrance, unfurnished. Frognal is located just a short stroll from Finchley Road Station (Jubilee), Finchley Road and Frognal Overground and the O2 Centre. Available MID JUNE.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.