



Frognal, Hampstead, London **NW3**

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# Frognal, Hampstead NW3

Refurbished to exacting standards, this fabulous lateral house with fourteen bedrooms is situated in the heart of Hampstead Village and benefits from period features and contemporary styling.

The property offers a separate guest house and a separate studio apartment and extends to approximately 6,071 sq ft. This historic detached residence dates back to the early 1800s and has a National Heritage Blue plaque commemorating Sir Harold Gillies, a former owner. The house has been refurbished and interior designed in a contemporary style but with sympathetic attention to the original period details such as fireplaces and cornices.

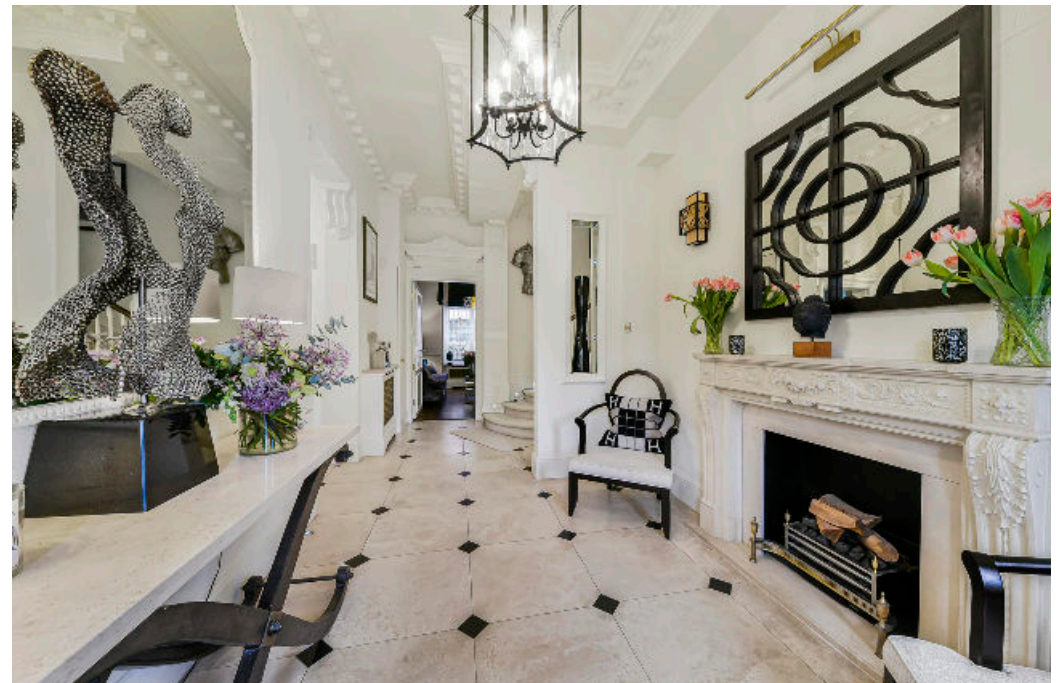


**Guide price:** £16,950,000

**Tenure:** Available freehold

**Local authority:** London Borough of Camden

**Council tax band:** H

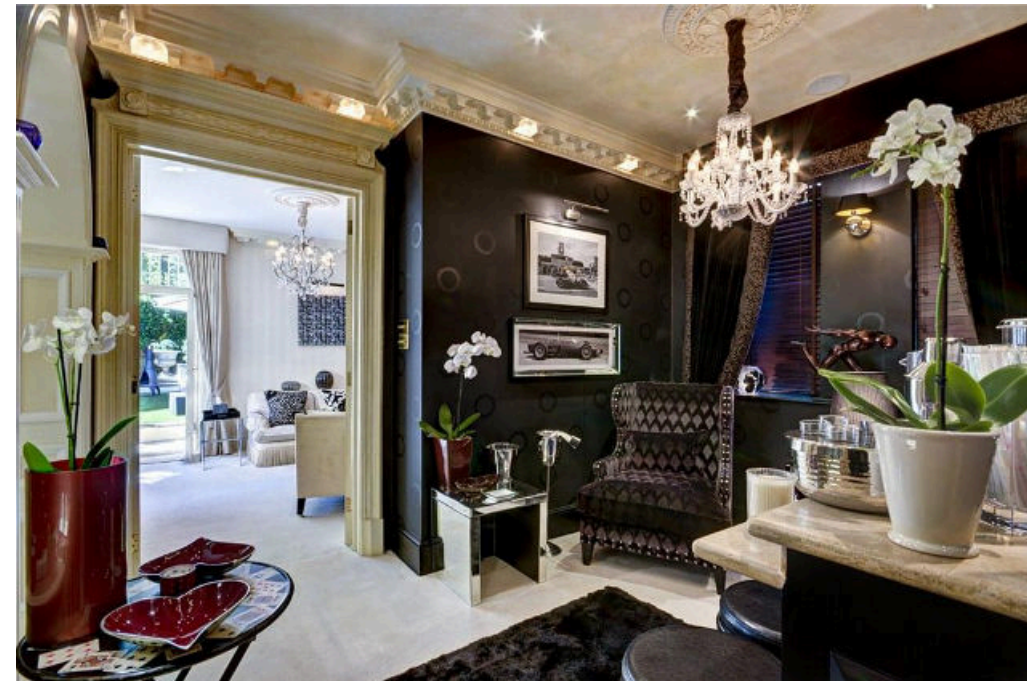
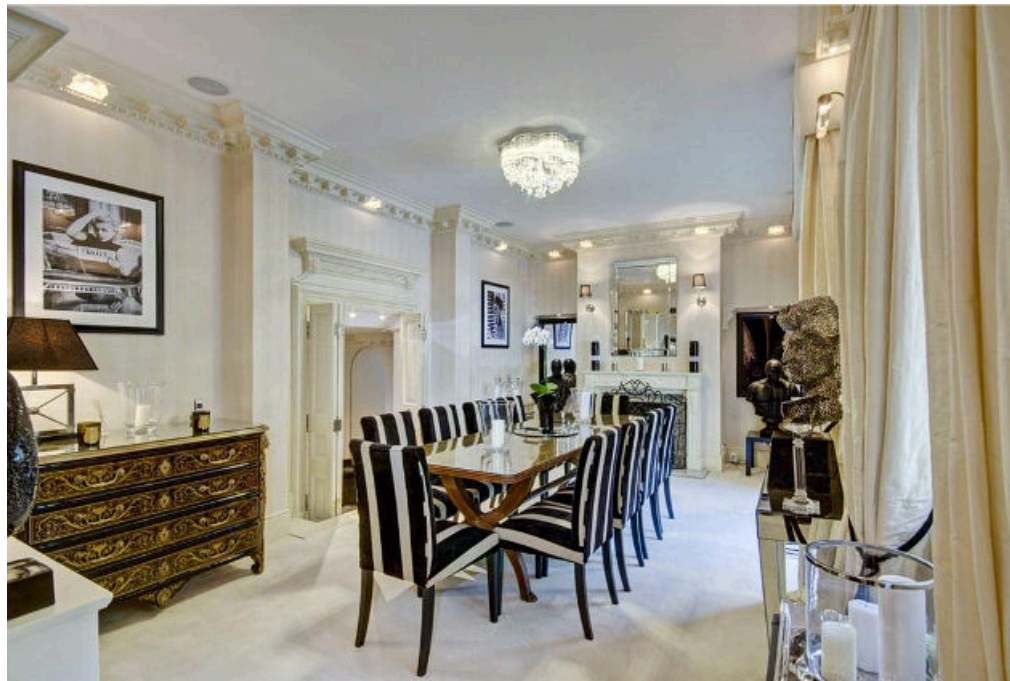






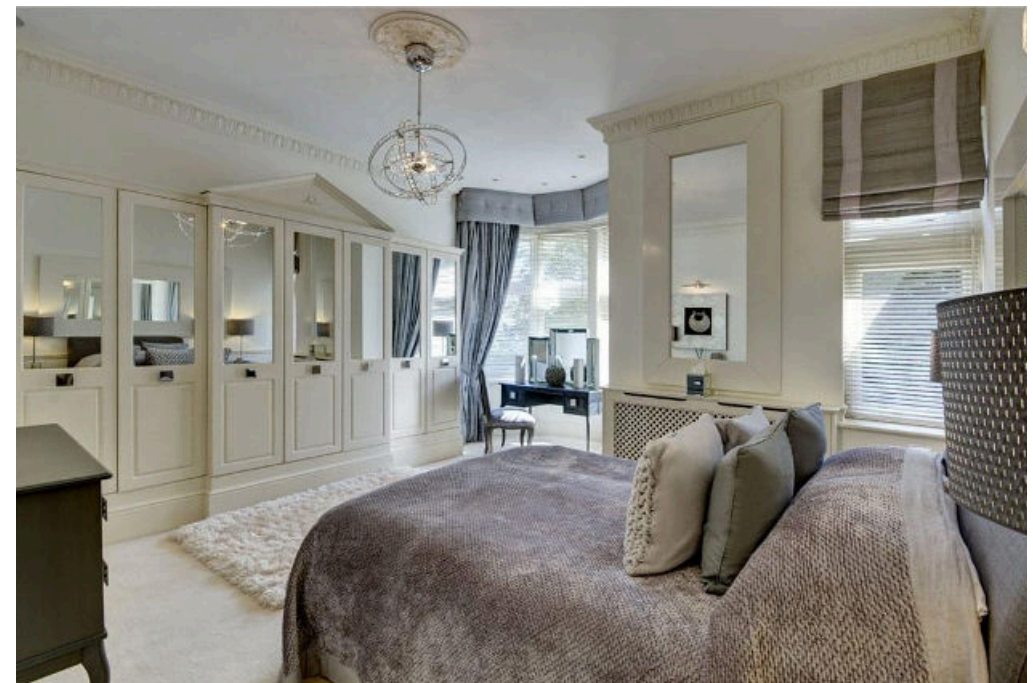
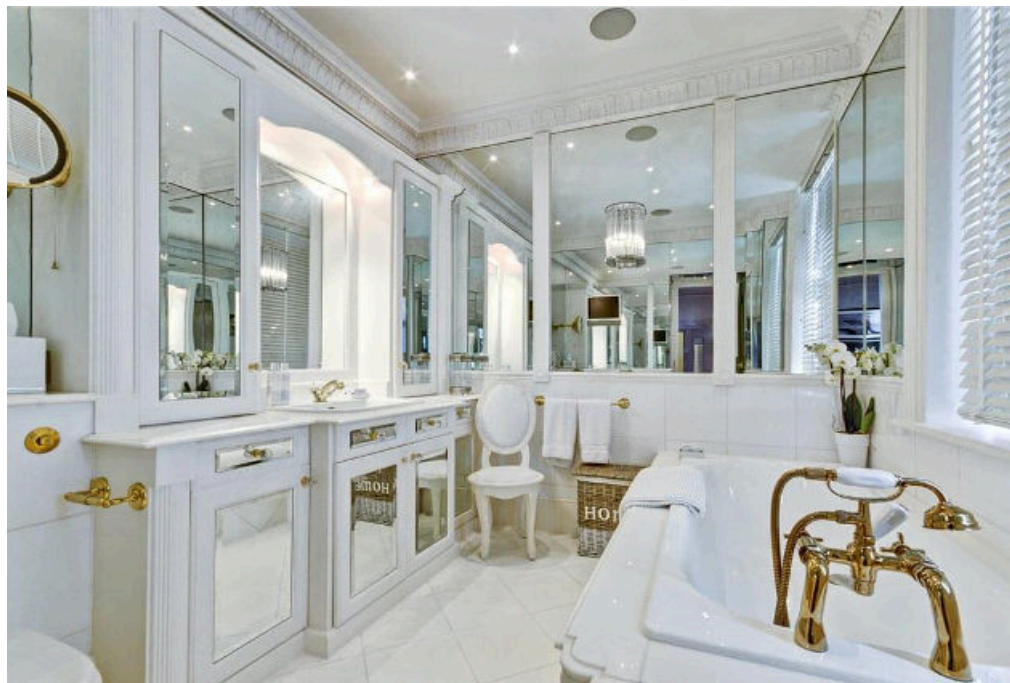
The kitchen/breakfast room, dining room, seven reception rooms and two guest WCs are on the ground floor. On the first floor are three primary suites and four secondary bedrooms as well as five bathrooms. On the second floor are three further bedrooms, two bathrooms and a turret room which could be used as an eleventh bedroom.

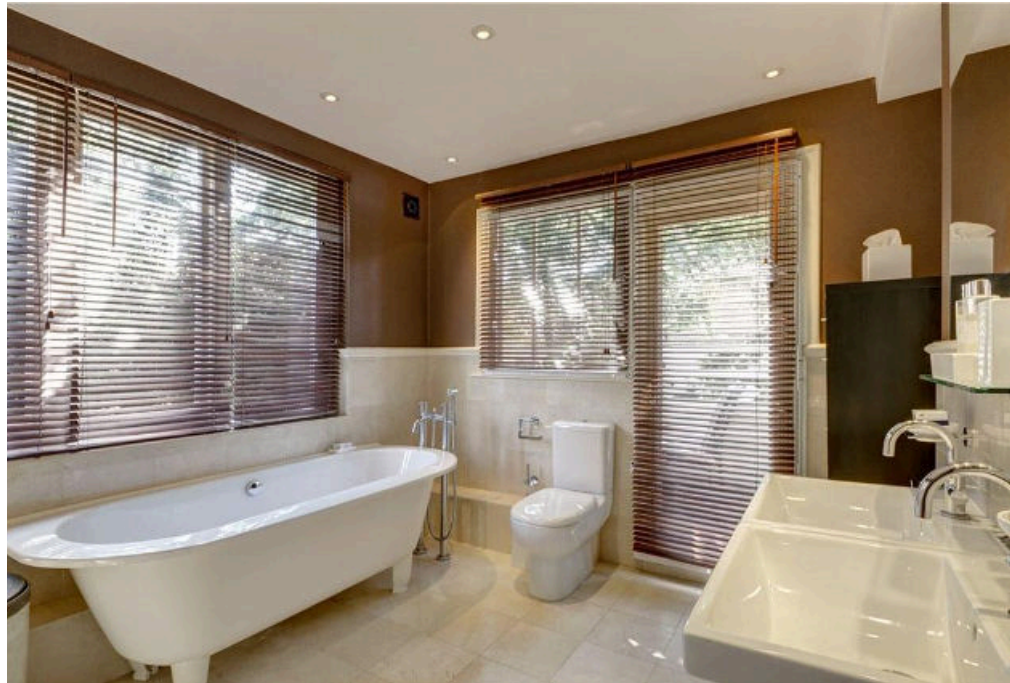
There is a guest house arranged on the ground and first floor with separate entrance comprising; three double bedrooms, two bathrooms, a reception room, kitchen and cloakroom. On the lower ground is a further separate guest/staff apartment with a double bedroom, kitchen and bathroom.



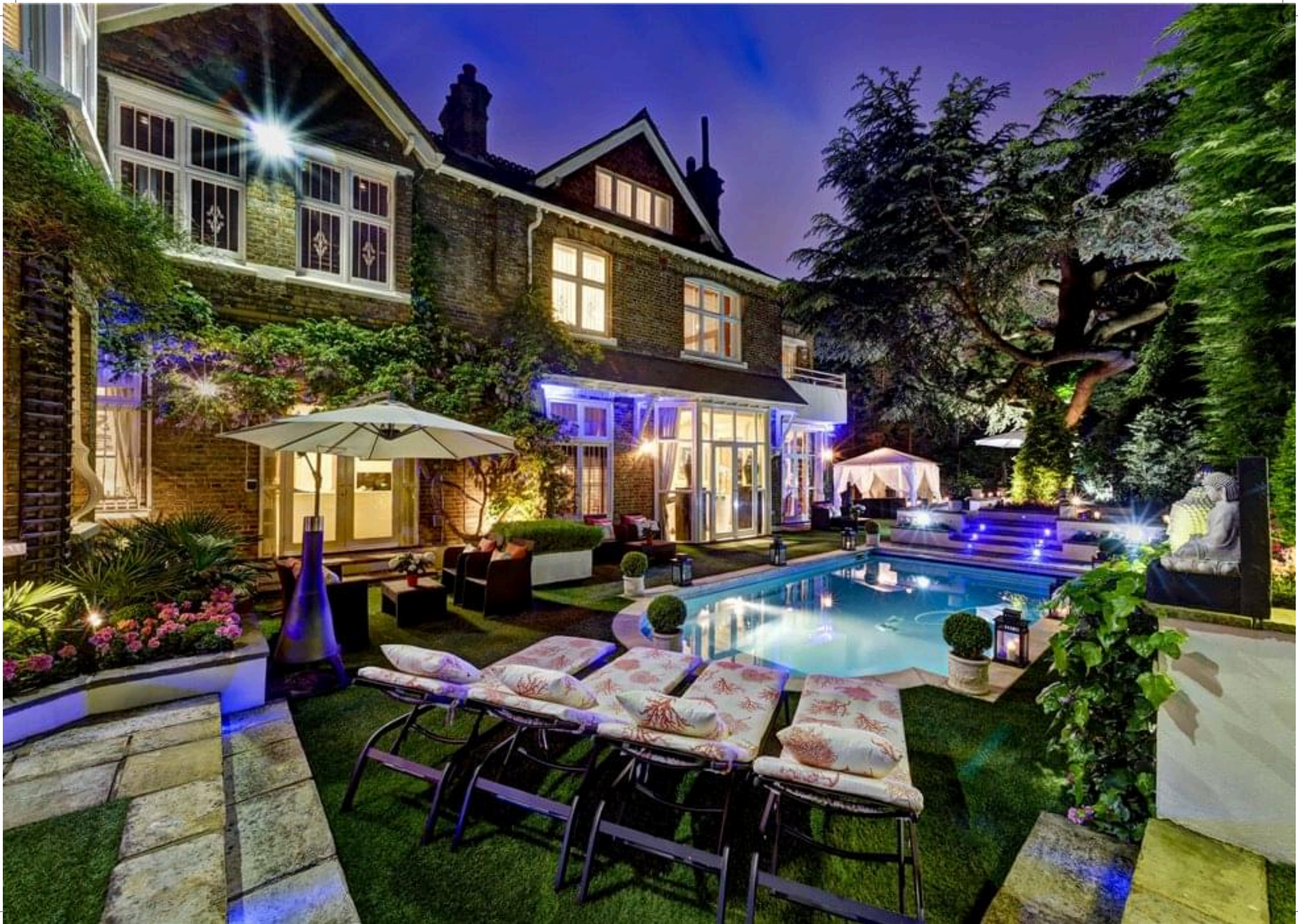


Features of the house include all the requirements of modern-day living but within a grand formal period residence on a peninsular standalone site. Features include: luxury state-of-the-art infrastructure, under-floor heating, CCTV, zoned lighting, gymnasium, cocktail bar, off street parking for 4 cars, wraparound landscaped gardens and heated outdoor swimming pool.











# Frognal, NW3

Approximate Gross Internal Area = 564.0 sq m / 6071 sq ft  
 (including basement and reduced height area below 1.5m - denoted with dashed line)  
 Reduced height area - 17.2 sq.m / 185 sq.ft.  
 Approximate Site area: 0.23 acres (920 sq.m)



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This plan is for guidance only and must not be relied upon as a statement of fact.  
 Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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