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## Frognal Lane Hampstead NW3

Situated on the ground floor of this popular purpose built portered block is this spacious and beautifully presented modern three bedroom, two bathroom apartment spanning approx. 1,180 sq ft.

The reception room measures 17'3 x 16'5 and features a large bay window and beautifully custom built joinery for a television including shelving and cabinetry.

The master bedroom is also extremely well proportioned measuring 15'6 x 14'4 and features an ensuite bathroom.

The kitchen/breakfast room is contemporary in style and features integrated appliances, a breakfast bar, and a separate utility cupboard, and further provides access to a patio area.

The apartment additionally benefits from underfloor heating in the kitchen and both bathrooms, plus a generous allocated on-site storage room - ideal for storing large items such as bikes and suitcases. There is also a well maintained communal garden and off street parking available on a first come, first served basis for owner occupants.

Bracknell Gate is conveniently situated for Hampstead Village (Northern Line) and the various amenities and transport links of both West End Lane & Finchley Road (Overground, Jubilee & Metropolitan Lines).

**£1,199,950**

**SOLE AGENT**

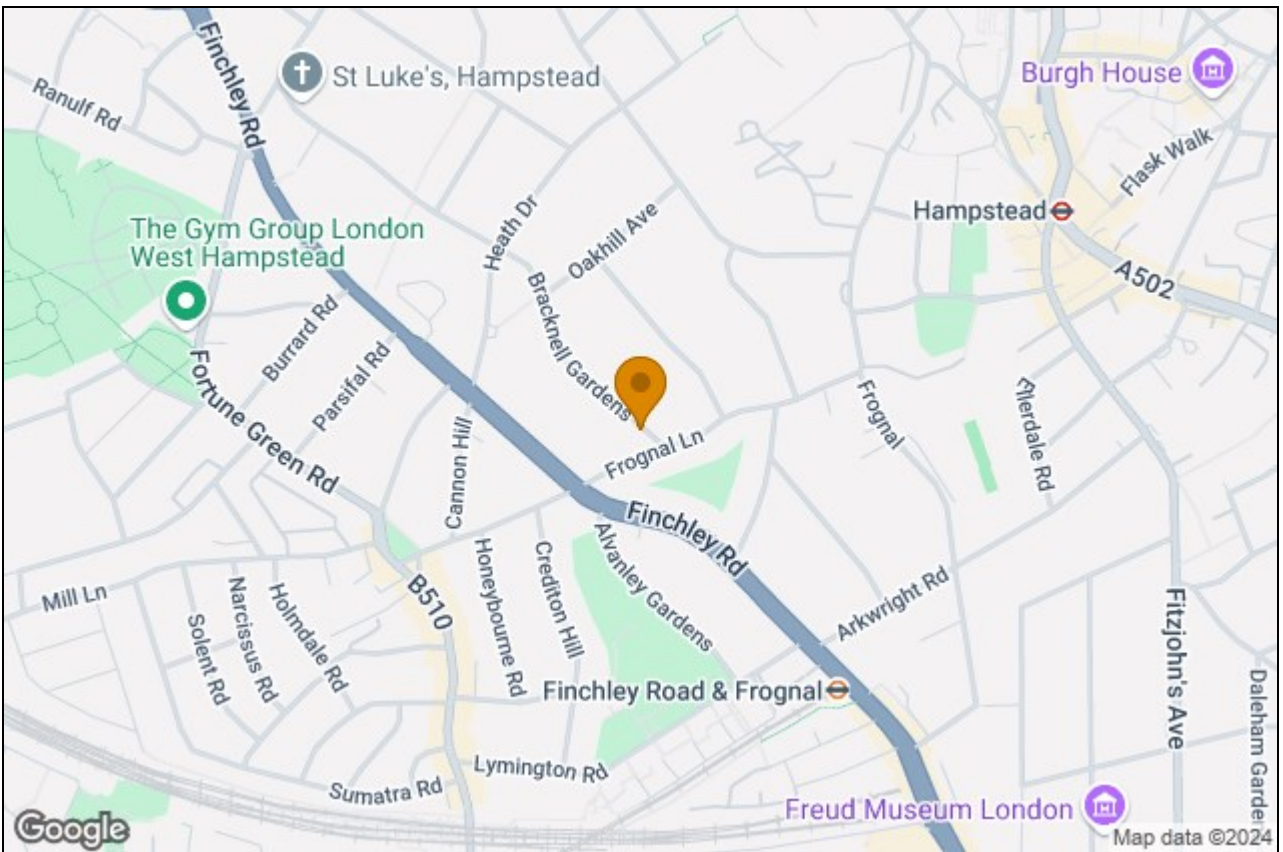
**Share of Freehold**











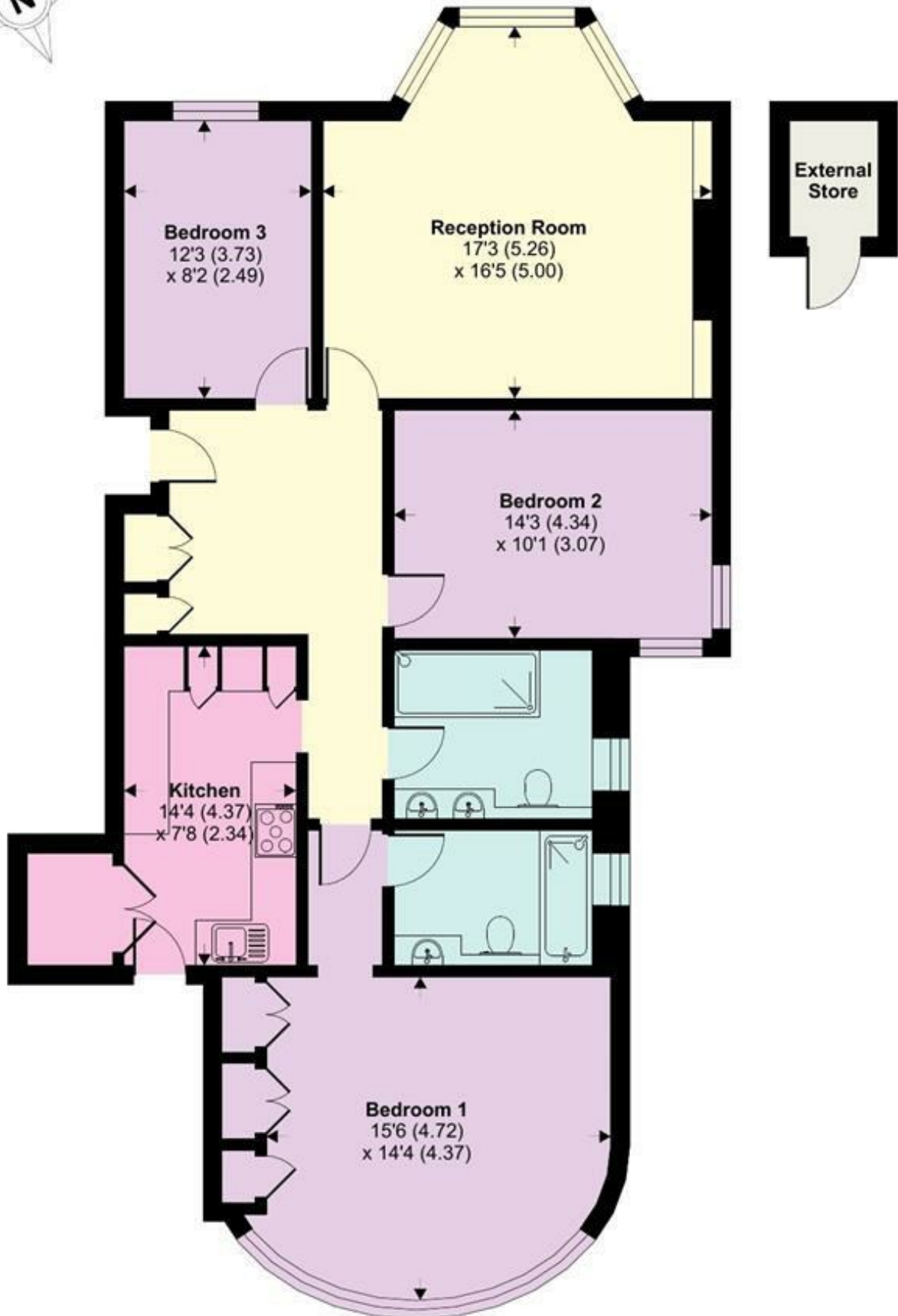
# Frognal Lane, Hampstead, NW3

Approximate Area = 1180 sq ft / 109.6 sq m

External Store = 19 sq ft / 1.8 sq m

Total = 1199 sq ft / 111.4 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for TK (Hampstead) Ltd. REF: 995631