

Frognal, Hampstead  
London, NW3

WAYNE & SILVER

# The Property

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Set within a grand semi detached period house is this immaculate one bedroom apartment (659 sq ft / 61.3 sq m) with private garden and communal garden access.

Located on Frognal NW3 the property benefits from its own private entrance, an impressive 23' open plan reception/kitchen with bay window and large bathroom with shower. Further the flat features a bright bedroom with an adjacent flexible space, ideal for a study area or walk-in wardrobe. A particular highlight is direct access to the secluded well maintained garden and communal garden.

The property is within short walking distance to a plethora of transport links: Finchley road station (Jubilee and Metropolitan lines), Finchley road and Frognal (Overground) and many bus options into Central London.

# Key Features

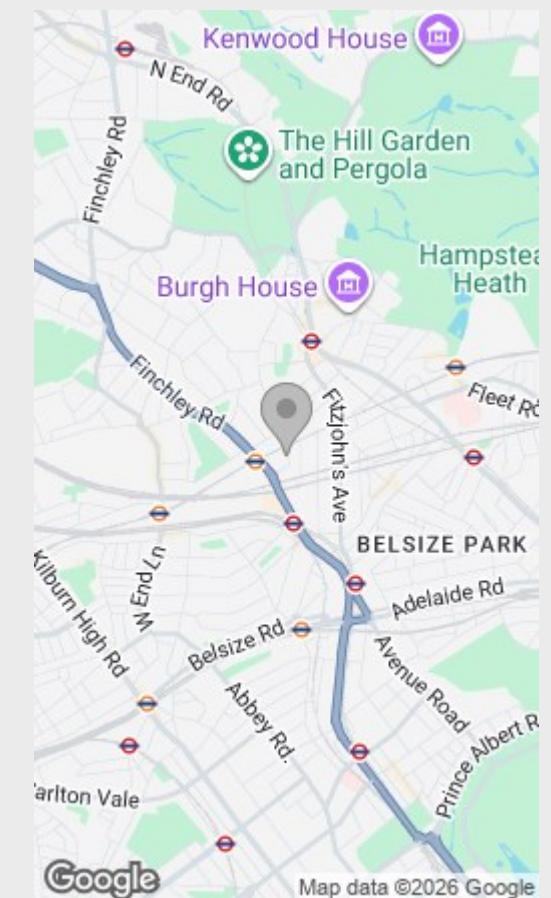
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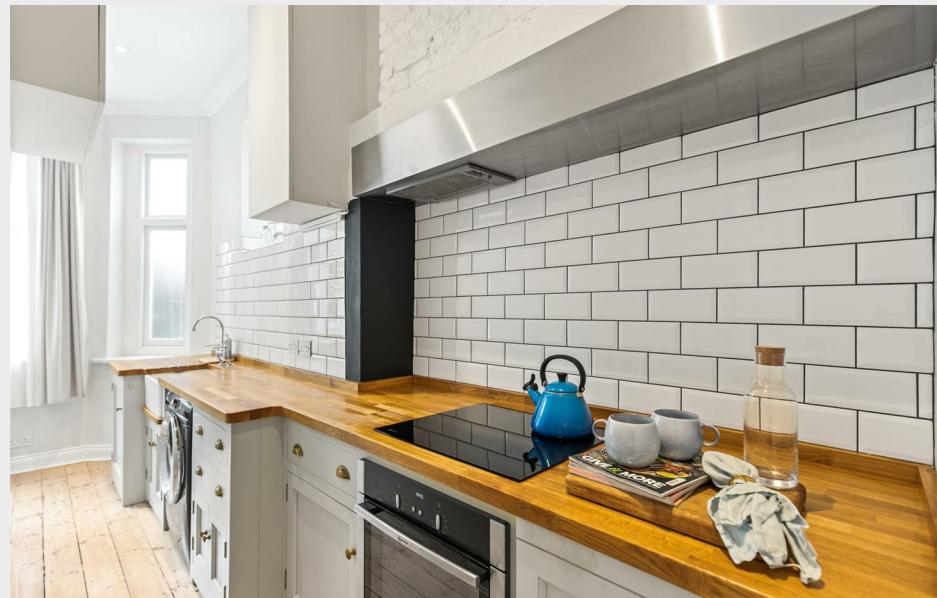
- Bright 1 bedroom apartment
- Private entrance
- Garden and communal garden access
- 659 sq ft / 61.3 sq m
- Flexible study/walk in wardrobe space





## Location







Frog Lane  
Hampstead NW3

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£685,000

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BEDROOMS

BATHROOMS

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INTERNAL

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659.00 sq ft

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EPC

C

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LOCAL COUNCIL

TAX BAND

Camden

D

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TENURE

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Share of Freehold

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SERVICE CHARGE

£1998pa

# Floorplan & EPC

£685,000



Frogнал, London, NW3

Approximate Gross Internal Area 61.3 sqm / 659 sqft



Ground Floor

## IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only and should be used as such by any prospective buyer or lessee. Specifically no guarantee is given on the gross internal floor area of the property in question on this plan and any figures given is for guidance only and should be used as such.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

# WAYNE & SILVER

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