



Bracknell Lodge

Froggnal Lane, Hampstead NW3

Offers in excess of £600,000

This well-presented two bedroom south facing third floor flat offers bright, well-balanced accommodation with the huge added benefit of an allocated off-street parking space.

The flat forms part of a well-maintained building and benefits from a long lease together with a share of the freehold. Positioned on a higher floor, the property enjoys a sense of privacy and elevation, with good natural light throughout.

Ideally situated only 0.4 miles from the shops, cafes and restaurants that Hampstead Village provides. Excellent transport links are also close by, with the Northern Line 0.5 miles away, the Overground 0.4 miles, and the Jubilee Line 0.7 miles away.

This is a great opportunity to acquire a well-located flat in Hampstead allocated with parking, strong transport connections, and long-term security of tenure in one of NW3's most desirable residential locations.

Additionally, the property is offered chain free, making the overall buying process more fluid. Sole agent.

Service charge: £2,400 per annum.

CHESTERTONS



Bracknell Lodge

Frogna Lane, Hampstead NW3

- Third floor two bedroom flat
- South facing
- Allocated parking space
- Long lease and a share of the freehold
- 0.4 miles to Hampstead Village
- 0.5 miles to the Northern Line
- 0.4 miles to the Overground
- 0.7 miles to the Jubilee Line



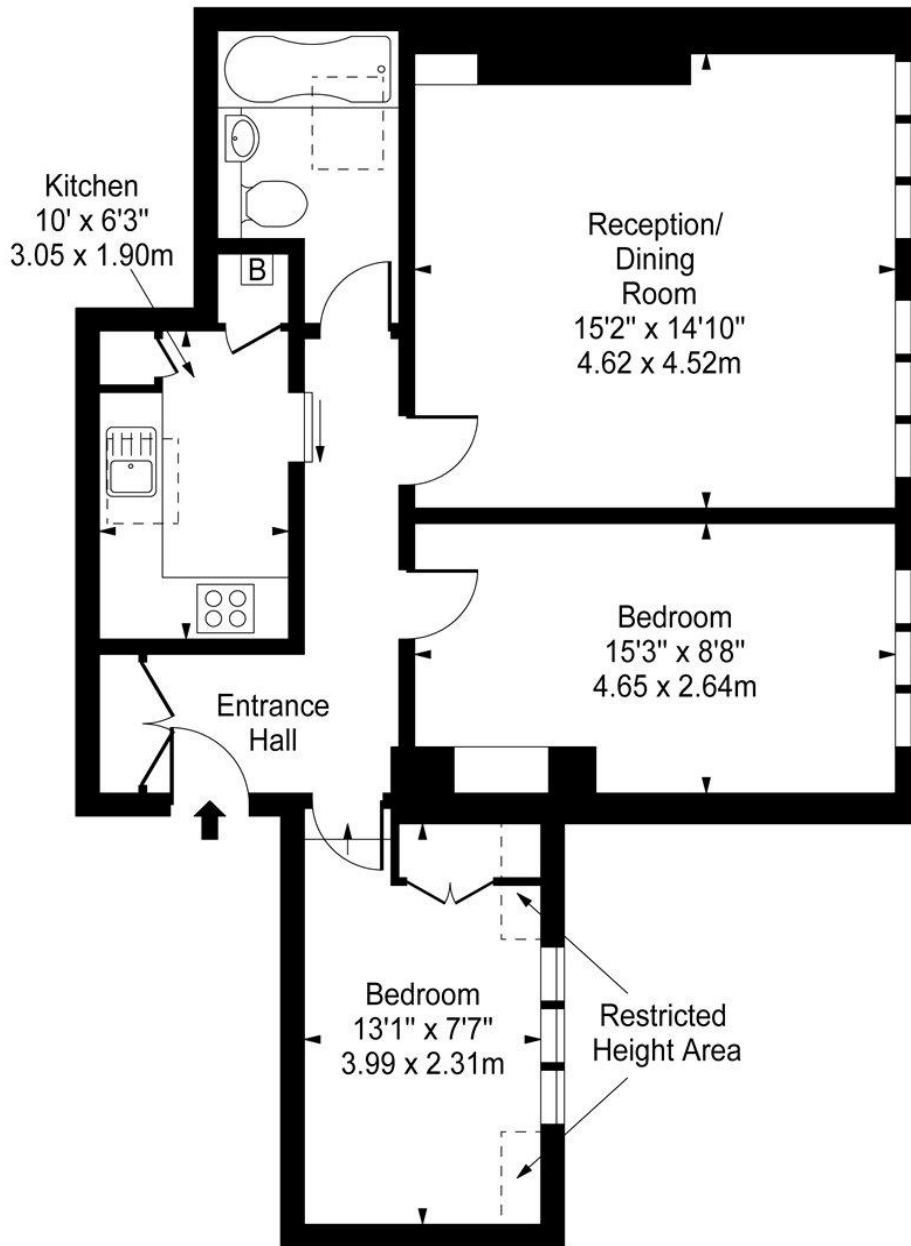
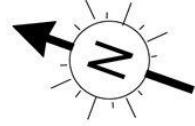
Tenure: Share of Freehold and a lease of 954 years remaining
Service Charge: £2,400 per annum
Ground Rent: £0
Local Authority: Camden
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	67 D
39-54	E		
21-38	F		
1-20	G		

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Bracknell Lodge, Frogna Lane, NW3



Third Floor

Approx Gross Internal Area **682 Sq Ft - 63.36 Sq M**
(Including Restricted Height Area)

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Prepared for Chestertons

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