



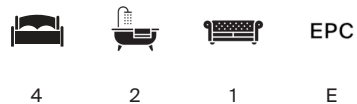
FROGNAL GARDENS

NW3



AN IMPRESSIVE FOUR-BEDROOM DUPLEX APARTMENT

A four bedroom split level apartment in the heart of Hampstead
Village.



Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Share of Freehold, approx. 149 years remaining

Ground rent: £0

Service charge: £1,200 per annum*

Asking Price: £2,600,000



OCCUPYING THE SECOND AND THIRD FLOORS

Combining timeless architectural elegance with sophisticated modern design. Ideally positioned in the heart of Hampstead Village, the home offers a rare blend of period character and contemporary luxury.

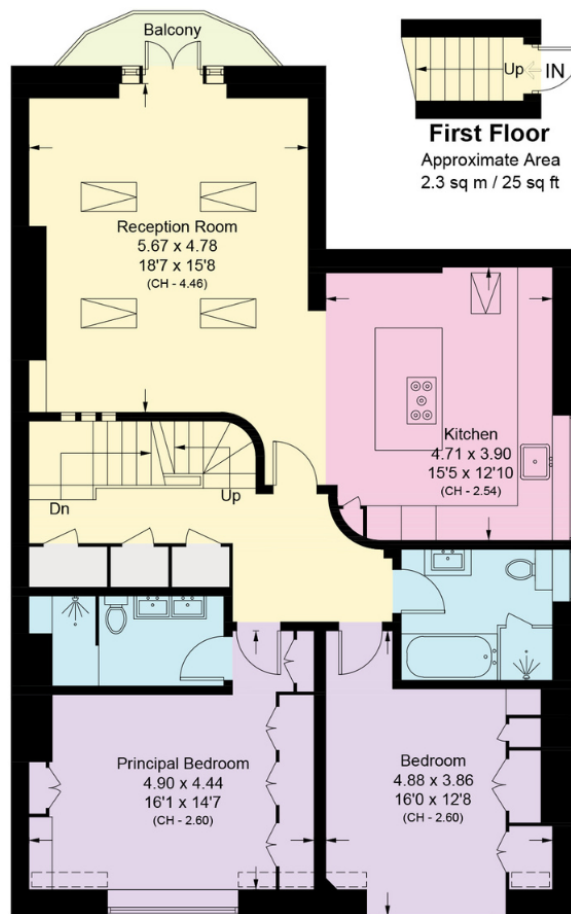
Entered via the first floor, an internal staircase leads to the principal living level. Here, a beautifully appointed kitchen featuring Gaggenau and Sub-Zero appliances flows seamlessly into a stunning reception space with vaulted ceilings. Bespoke high-end cabinetry throughout enhances the sense of craftsmanship and quality. The room opens directly onto a west-facing balcony, providing far-reaching views across rooftops and treetops, perfect for enjoying sunsets.

The principal bedroom suite, complete with a luxurious en-suite bathroom, is complemented by a second bedroom and a stylish family bathroom on this level. The upper floor offers two further double bedrooms and a guest WC, each enjoying delightful outlooks through the surrounding greenery.

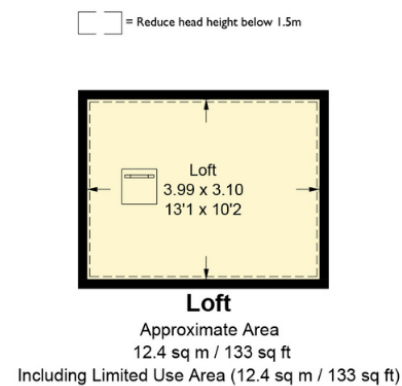




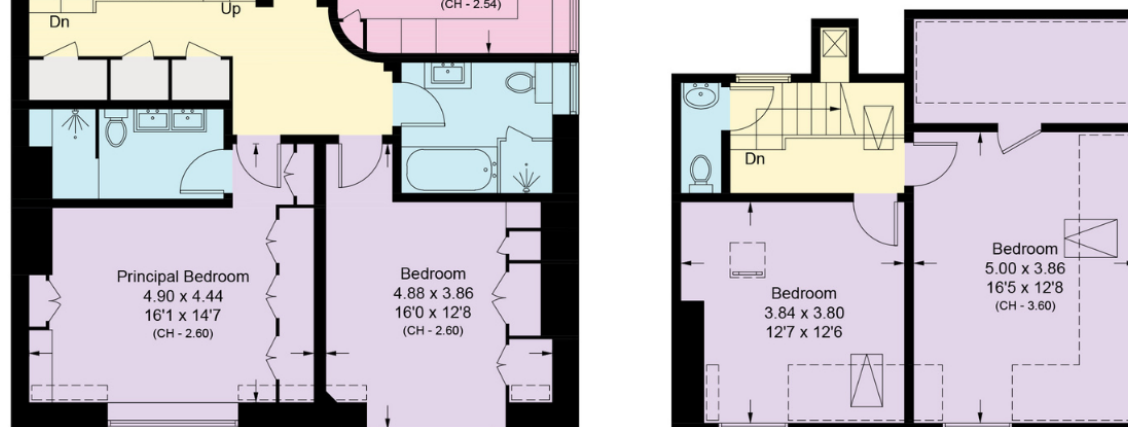




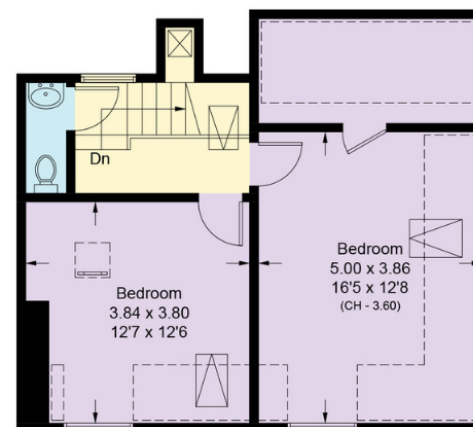
First Floor
Approximate Area
2.3 sq m / 25 sq ft



Loft
Approximate Area
12.4 sq m / 133 sq ft
Including Limited Use Area (12.4 sq m / 133 sq ft)



Second Floor
Approximate Area = 111.7 sq m / 1202 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)



Third Floor
Approximate Area = 50.6 sq m / 545 sq ft
Including Limited Use Area (14.6 sq m / 157 sq ft)

Approximate Gross Internal Area = 1905 sq m / 177 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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*Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.