



HUNTERS
FOR SALE

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Frognal, Hampstead, London, NW3

Asking Price £650,000

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We advise that an offer has been made for the above property in the sum of £650,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 223 West End Lane, London, NW6 1XJ
Agents Telephone Number: 020 7431 4777

A two bedroom freehold house requiring complete updating. Set over two floors, the ground floor offers a large reception room and a separate kitchen. The lower ground floor consists of two double bedrooms, a bathroom and outdoor space. Sold chain free.

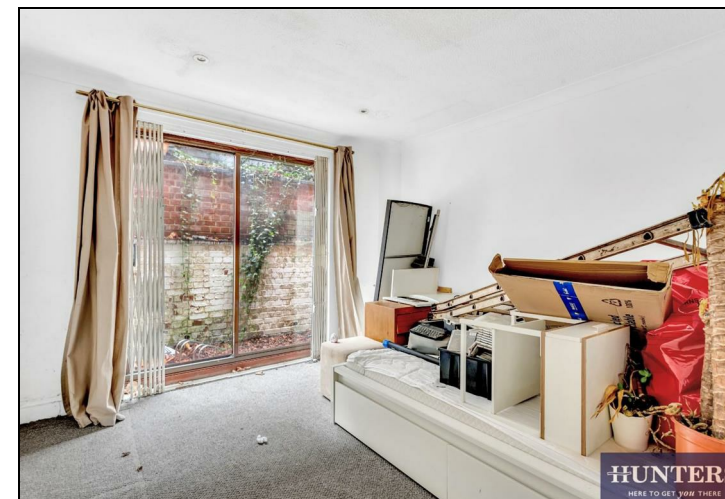
This fantastic property is superbly located for the nearby cafes, restaurants and boutiques of Hampstead Village. Transport links are excellent with easy access to both Hampstead Village (Northern Line 0.6miles) and Finchley Road (Jubilee/Metropolitan Line 0.6 Miles) Finchley Road & Frognal (Overground 0.4miles).

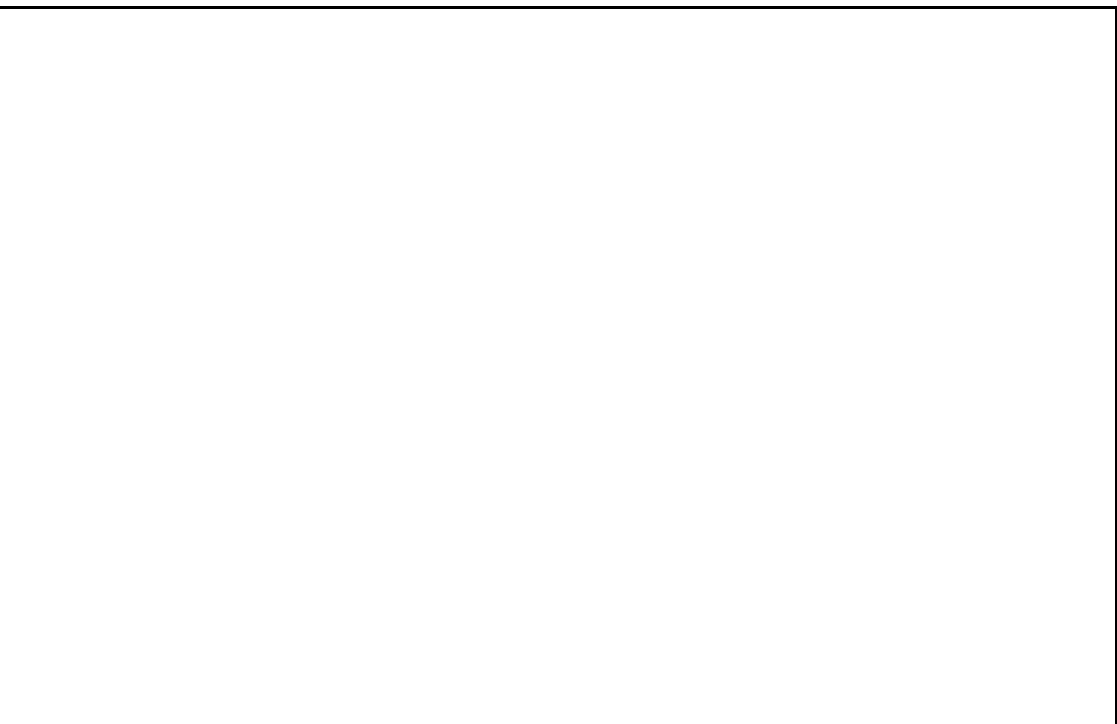
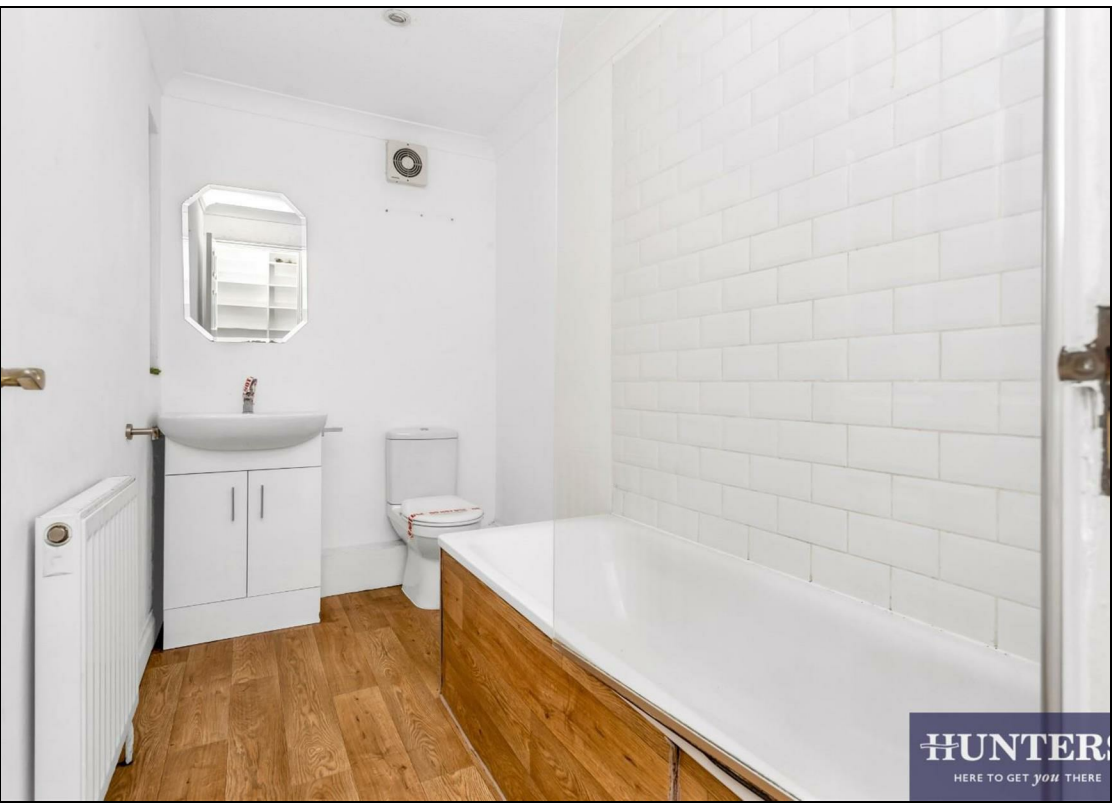
223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com



KEY FEATURES

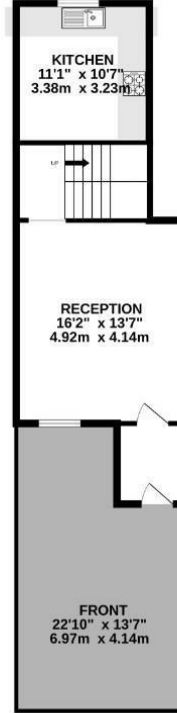
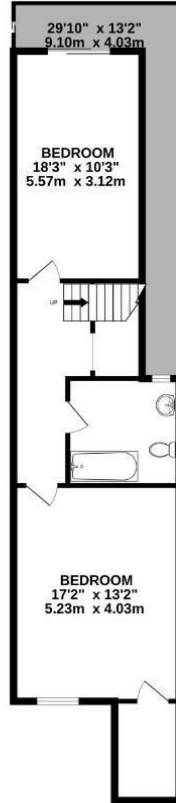
- Two Bedroom House
- Over 1000 sq.ft. of internal living space
 - Sold as seen
 - Freehold
 - Sold chain-free





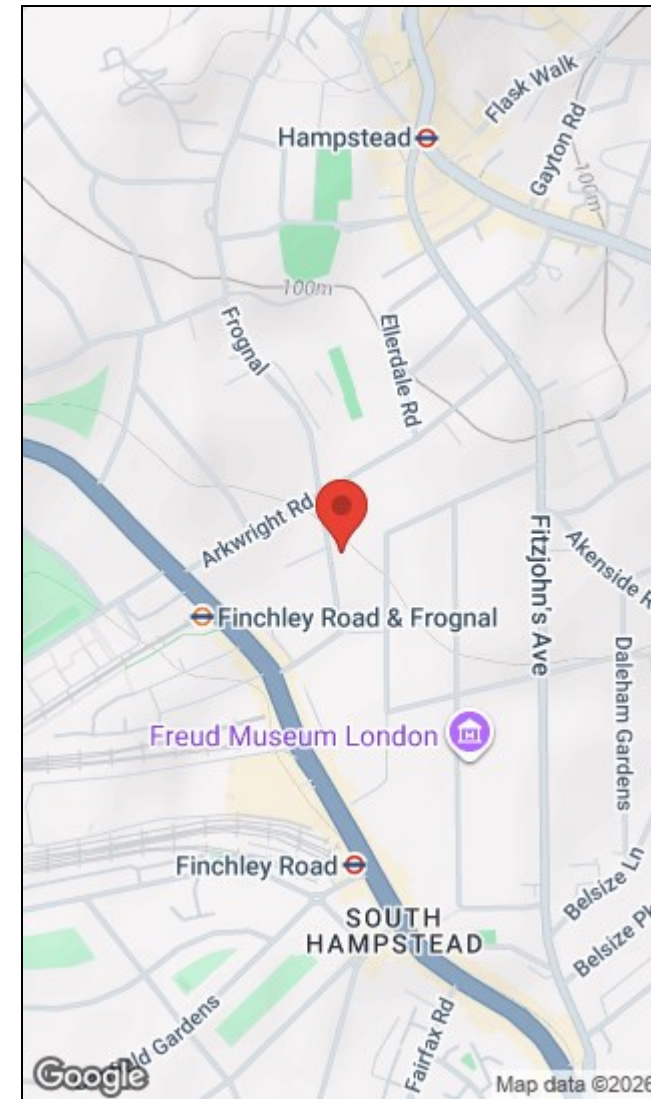
BASEMENT
646 sq.ft. (60.0 sq.m.) approx.

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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