



**32A FROGNAL LANE**  
**LONDON, NW3 7DT**

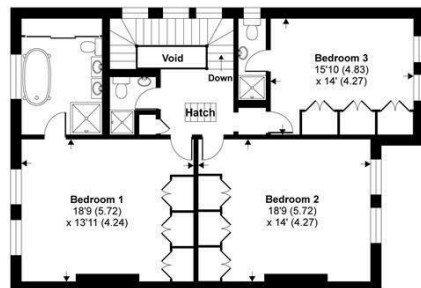
**£3,700,000**  
**FREEHOLD**

Refurbished spectacular luxury family apartment (2340 sqft) comprising of the top two floors of a red brick period building in Hampstead. Apartment contains a roof terrace offering panoramic views over London, access to a 3-acre communal garden, dedicated entrance at street level and allocated off street parking. Located within a short walk to Hampstead Village and Hampstead underground station plus local school and shops.

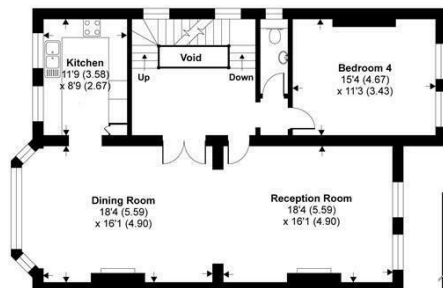
**LONDON**  
**HOMESTEAD**

## Frogna Lane, London, NW3

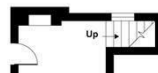
APPROX. GROSS INTERNAL FLOOR AREA 2340 SQ FT 217.3 SQ METRES (EXCLUDES VOIDS)



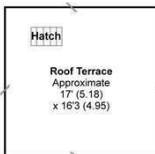
SECOND FLOOR



FIRST FLOOR

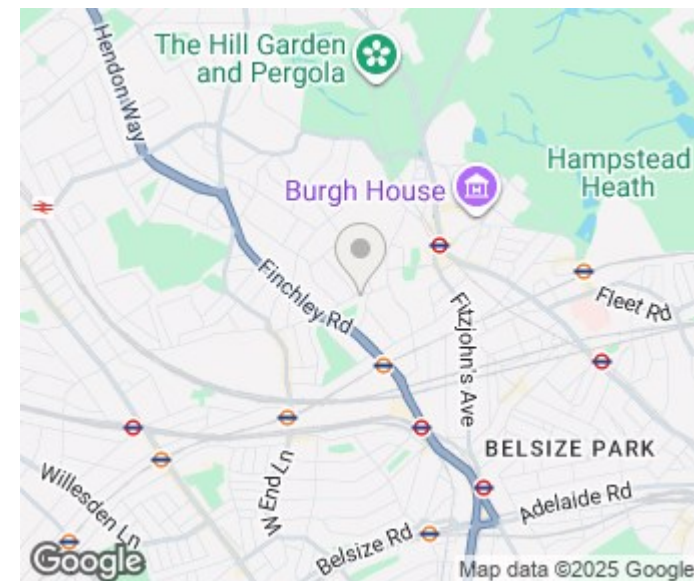


GROUND FLOOR



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 representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for TK International REF : 471643



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hendon  
Highview House  
6 Queens Road  
Greater London  
NW4 2TH

02084 571188  
enquiries@londonhomestead.co.uk

# LONDON HOMESTEAD