



## 32A FROGNAL LANE LONDON, NW3 7DT

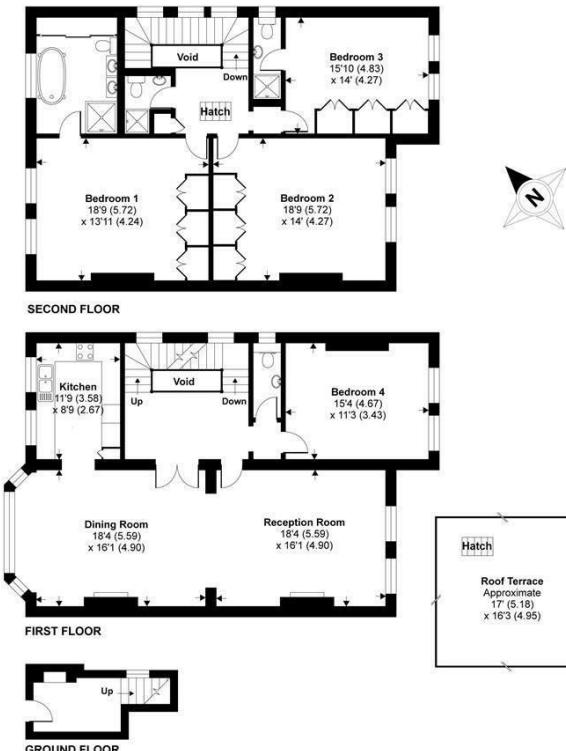
**£3,700,000  
FREEHOLD**

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**

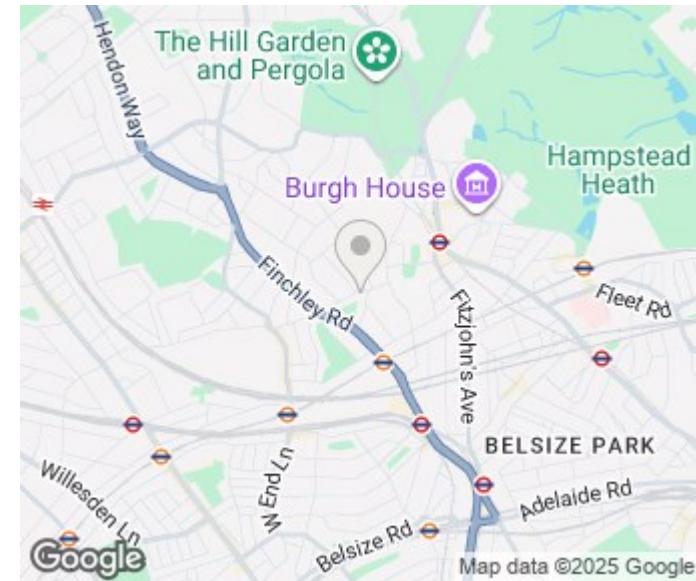
## Frog Lane, London, NW3

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



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 as on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 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

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