



## Frognaal | London | NW3

Asking price £370,000 | Leasehold

 0  1  1  D

**ADN**  
RESIDENTIAL

A wonderful studio apartment arranged over the raised ground floor of a handsome period conversion located in Hampstead. This property benefits from having extremely high ceilings, wooden flooring and comprises, generous studio area with built in storage, bay window and separate mezzanine sleeping area, modern fitted kitchen and a family bathroom.



- Studio Apartment
- Kitchen
- High Ceilings
- Mezzanine Sleeping Area
- Bathroom
- Wooden Flooring

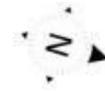


Council Tax Band: C  
EPC: D

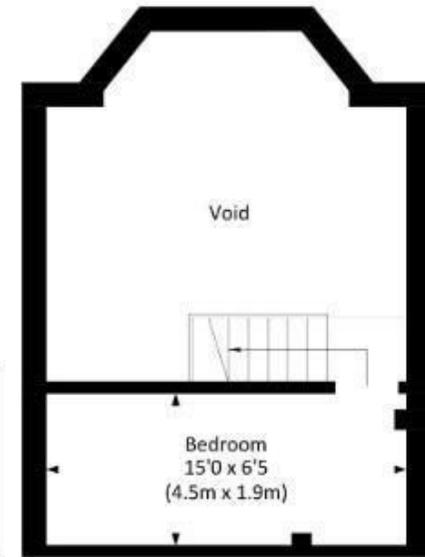


Frognaal, NW3

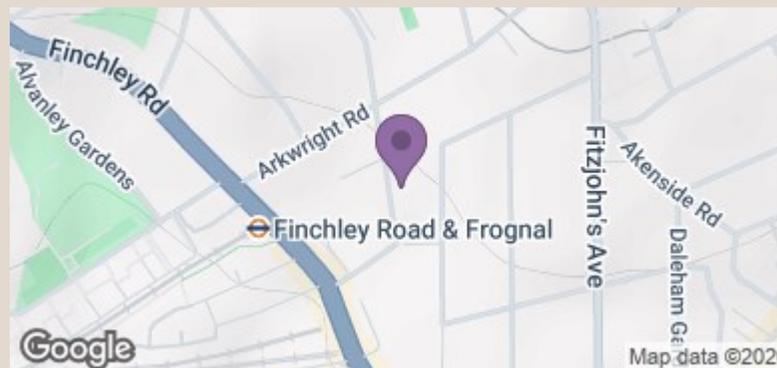
Approx Gross Internal Area  
416 Sq Ft / 38.7 Sq M  
(Inc Mezzanine)



RAISED GROUND FLOOR



MEZZANINE



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		67	78
EU Directive 2002/91/EC			