

Studio
Frognaal
London NW3

- Wood floors
- Excellent transport links
- Ideal pied-à-terre
- Second floor

Offers in the region of £250,000
Leasehold

Flat 12A,
21 Frognal, NW3 6AR
Approximate Gross Internal Area
198 sq ft / 18.39 sq m

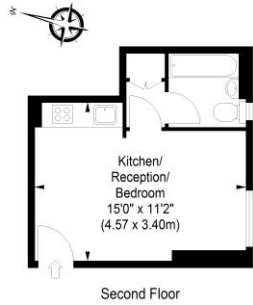


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

CASH BUYERS ONLY. Recently renovated to a high standard this impressive studio apartment (approx 198 sq ft.) is placed on the second floor of a charming period conversion in Hampstead. Comprising kitchenette with appliances, tiled bathroom with shower, wood floors and great storage. Frognal is ideally positioned within walking distance of Hampstead High Street and Finchley Road. A wide range of excellent transport links are nearby including several bus routes, the Northern Line and National Rail. Leasehold (125 years). This property would make an ideal pied-à-terre / rental investment.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.