

Frognal, Hampstead  
London, NW3

WAYNE & SILVER



## The Property

---

Set within a grand semi detached period house is this immaculate one bedroom apartment (659 sq ft / 61.3 sq m) with private garden and communal garden access.

Located on Frognal NW3 the property benefits from its own private entrance, an impressive 23' open plan reception/kitchen with bay window and large bathroom with shower. Further the flat features a bright bedroom with an adjacent flexible space, ideal for a study area or walk-in wardrobe. A particular highlight is direct access to the secluded well maintained garden and communal garden.

The property is within short walking distance to a plethora of transport links: Finchley road station (Jubilee and Metropolitan lines), Finchley road and Frognal (Overground) and many bus options into Central London.



# Key Features

---

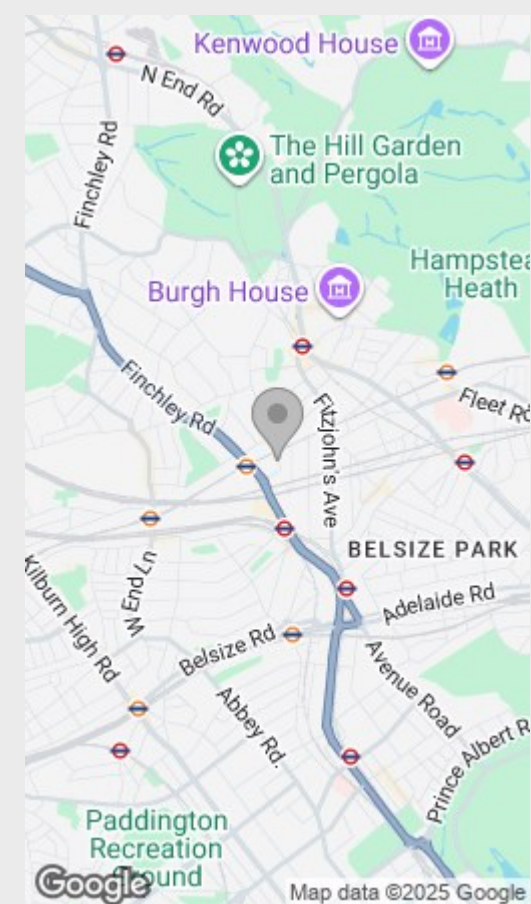
- Bright 1 bedroom apartment
- Private entrance
- Garden and communal garden access
- 659 sq ft / 61.3 sq m
- Flexible study/walk in wardrobe space







## Location











WAYNE  
& SILVER

## Frognal

Hampstead NW3

---

£685,000

---

BEDROOMS

1

BATHROOMS

1

---

INTERNAL

659.00 sq ft

---

EPC

C

---

LOCAL COUNCIL

Camden

TAX BAND

D

---

TENURE

Share of Freehold

---

SERVICE CHARGE

£1998pa



# Floorplan & EPC

## £685,000

### IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**WAYNE  
& SILVER**



Frognaal, London, NW3

Approximate Gross Internal Area 61.3 sqm / 659 sqft



Ground Floor

THIS FLOOR PLAN IS PRODUCED FOR WAYNE & SILVER SUBMITTED BY ARCHIMEDIA web: www.archi-media.co.uk

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 and should be used as such by any prospective buyer or lease. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figures given is initial guidance only and should be treated as such.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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

# WAYNE & SILVER

41 Heath Street  
Hampstead  
London  
NW3 6UA

[wayne-silver.com](http://wayne-silver.com)

We would be delighted to tell you more  
020 7431 4488  
[info@wayne-silver.com](mailto:info@wayne-silver.com)

**Important Notice:** Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.