

# ASTONCHASE

[astonchase.com](https://astonchase.com)

69-71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



**GAINSBOROUGH HOUSE,  
MOUNT VERNON,  
FROGNAL RISE  
LONDON  
NW3**

**LEASEHOLD 976 YEARS  
ASKING PRICE £695,000  
SUBJECT TO CONTRACT**

MULTIPLE AGENT

This well presented large studio apartment (46.5 Sq M / 501 Sq Foot) is located in the private gated development of Mount Vernon, in Hampstead. The apartment benefits from a large 4m ceiling height reception room with a mezzanine bedroom floor, kitchen and separate bathroom.

Mount Vernon has the use of leisure facilities which include an indoor heated swimming pool and gymnasium. Other benefits include, portage, 24 hour security, lift, communal gardens and two allocated underground parking spaces. Situated within walking distance of the shops, restaurants and transport facilities as well as the Heath.

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## ACCOMMODATION

- Living Room
- Mezzanine Bedroom
- Kitchen
- Bathroom

## AMENITIES

- Swimming Pool
- Gym
- 24 Concierge
- Communal Gardens

## COUNCIL TAX

Camden (Band F)

## EPC RATING:

C

### IMPORTANT NOTICE

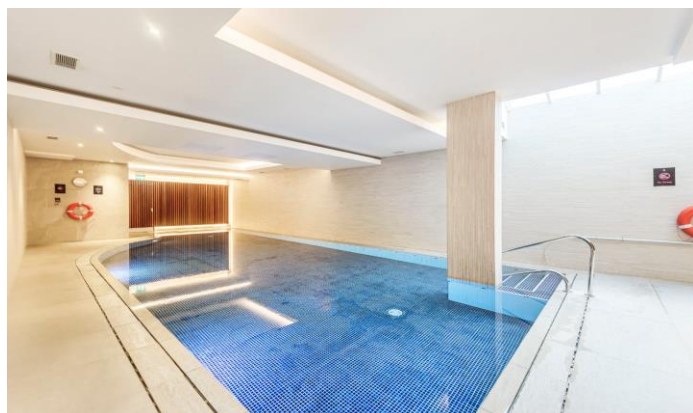
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.



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## Frognal Rise, Hampstead Village, NW3

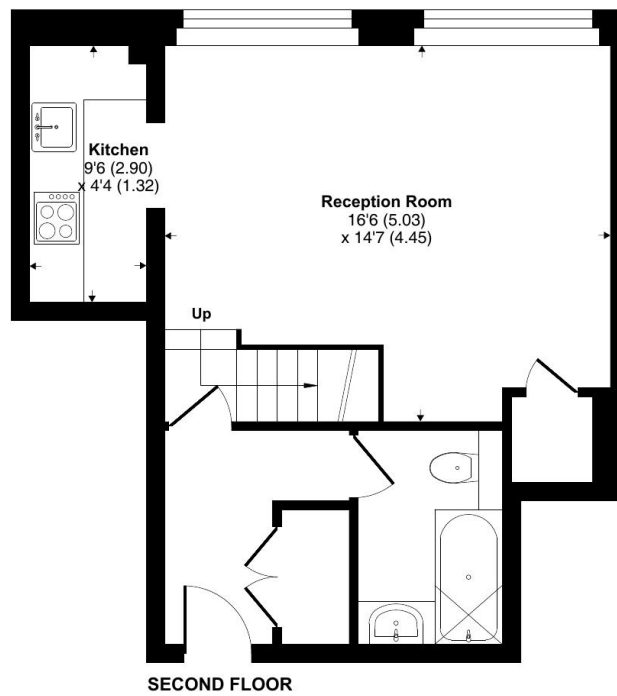
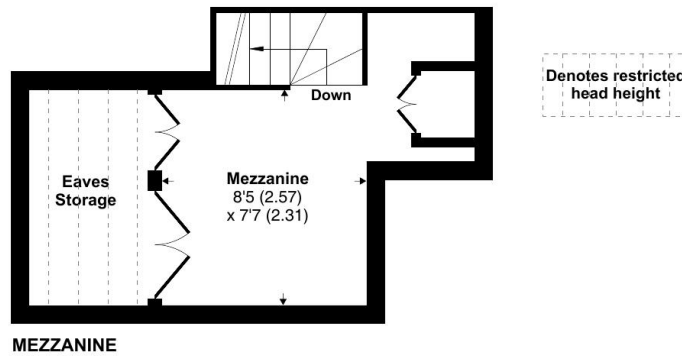


Approximate Area = 501 sq ft / 46.5 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Total = 541 sq ft / 50.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022.  
Produced for TK (Hampstead) Ltd. REF: 858309

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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