

ASTON CHASE



FROGNAL

71 Hampstead, London, NW3

ASKING PRICE

£20,000 per week

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A remarkable 6/7 bedroom ambassadorial family house which has been refurbished to the highest of standards benefiting from off street parking for 4 cars, heated swimming pool, private gardens, under floor heating and air conditioning. Accommodation comprises marble entrance hall, 2 grand reception rooms including dining room to sit 12 people with doors leading to the garden, bar and TV room/snug, fully fitted eat in kitchen with breakfast bar & dining area with doors leading to the garden. 1st floor: principle suite with ensuite bathroom, and private terrace overlooking the swimming pool, double bedroom with fitted wardrobes, 2 further large double bedrooms with en suite bathrooms & fitted wardrobes.

ACCOMMODATION

Seven Bedrooms, Three Bathrooms, Two Shower Rooms, Two Reception Rooms, Dining Room, Fully Fitted Kitchen

AMENITIES

Pool, Terrace, Garden, Off Street Parking



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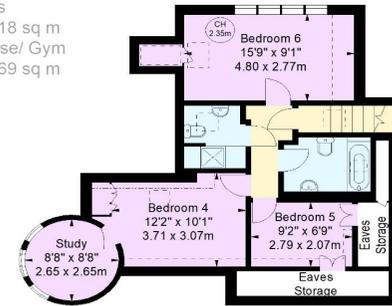
Ground Floor



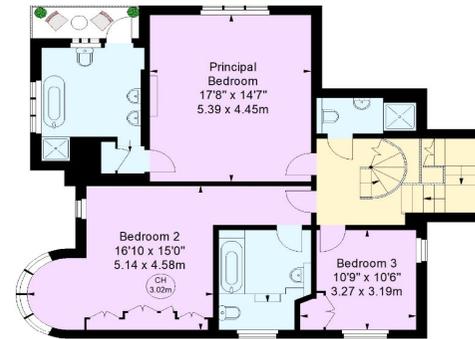
Elmpoint,
Frognaal, NW3
Approximate gross internal area
3,050 sq ft / 283.35 sq m
(Including Eaves Storage, Sheds,
Restricted Height Under 1.5m & Summer House/ Gym)
Eaves Storage
64 sq ft / 5.95 sq m
Restricted Height Under 1.5m
127 sq ft / 11.80 sq m
Sheds
88 sq ft / 8.18 sq m
Summer House/ Gym
72 sq ft / 6.69 sq m



Key:
CH - Ceiling Height



Second Floor



First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	66	70
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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IMPORTANT NOTICE

These particulars are a guide given in good faith and are believed to be correct at the time of printing. Aston Chase give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Aston Chase has authority to make or give any representation or warranty in relation to this property.