



FROGGNAL RISE HOUSE

LOWER TERRACE · HAMPSTEAD VILLAGE · NW3

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AN EXCEPTIONAL OPPORTUNITY TO PURCHASE A REMARKABLE
GRADE II LISTED PERIOD HOME (588.99 SQ M/6,340 SQ FT) SET
IN THE HEART OF HAMPSTEAD EQUIDISTANT FROM BOTH
HAMPSTEAD HEATH AND THE VILLAGE.





In the same family ownership since 1937 and steeped in history this represents an extremely rare chance to purchase an authentic lateral home occupying an elevated plot and providing deceptively spacious accommodation with enormous scope to create a wonderful home in one of Hampstead's most sought after locations.





The property is arranged over three floors only and is located at the foot of Lower Terrace at the junction with Frogna Rise and is only 0.2 miles walking distance from Hampstead Heath, Hampstead Underground Station (Northern Line) and the restaurants, cafes and extensive shops of Hampstead Village.











ACCOMMODATION

- Entrance Vestibule
- Entrance Hall
- Drawing Room
- Dining Room
- Study
- Snooker Room/Family Room
- Kitchen/Breakfast Room
- Morning Room
- Utility Room
- Guest Cloakroom/Shower Room
- Principal Bedroom with Large En-Suite Dressing Room & Bathroom
- 5 Further Bedrooms
- 2 Further Bathrooms

AMENITIES

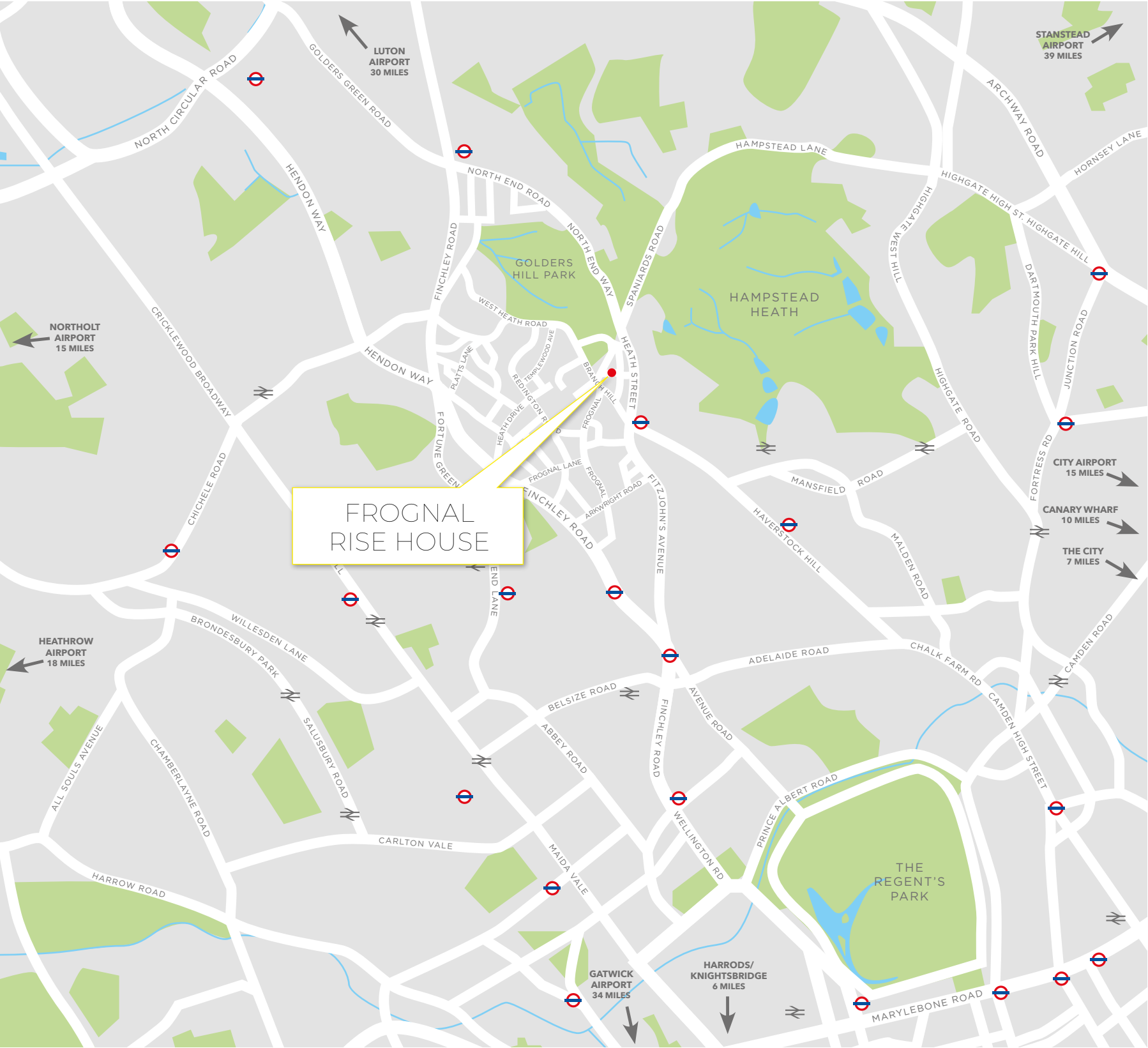
- Dumbwaiter Lift
- Walled gardens to three sides of the property featuring an elevated south east facing lawned area with mature borders.
- Garage approached from Frognal Rise accommodating up to 4 vehicles
- Terrace above Garage formerly accommodating a Conservatory which, subject to the necessary planning consents, could potentially be reinstated.
- Series of Store Rooms at Lower Ground Floor Level which again, subject to the necessary planning consents, could be adapted to living accommodation.





HAMPSTEAD VILLAGE

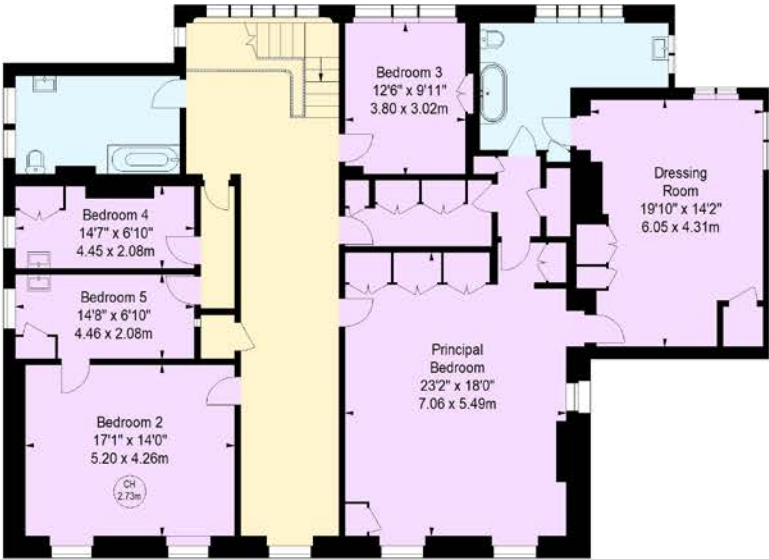




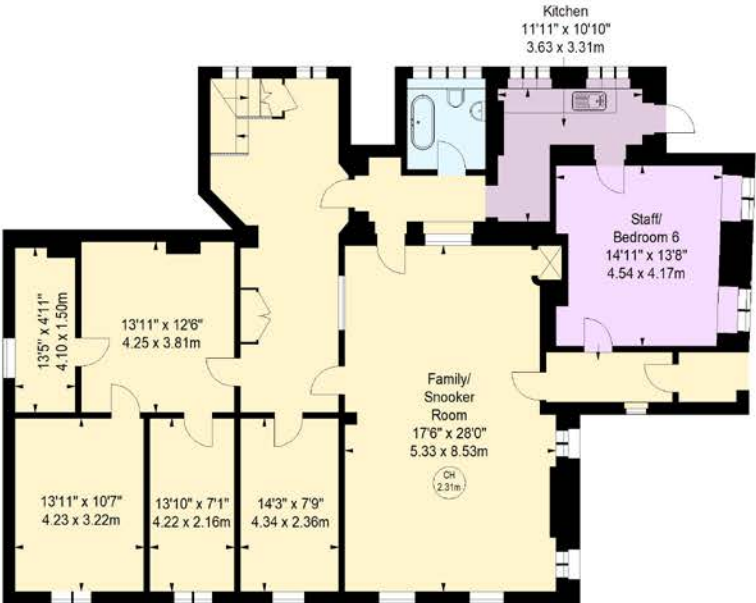
FROGNAL RISE HOUSE, HAMPSTEAD, NW3

APPROXIMATE GROSS INTERNAL AREA
6,340 sq ft / 588.99 sq m
(Excluding Garage, Garage 614 sq ft / 57.04 sq m)

Key :
CH - Ceiling Height

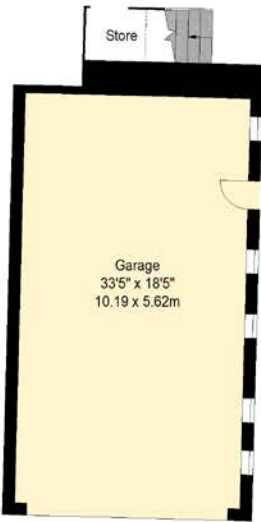


FIRST FLOOR Approx 206.05 sq m / 2,218 sq ft



LOWER
GROUND FLOOR

Approx 173.72 sq m / 1,870 sq ft



LOWER
GROUND FLOOR



GROUND FLOOR

Approx 209.12 sq m / 2,251 sq ft

FREEHOLD

COUNCIL TAX: BAND H (CAMDEN)

GUIDE PRICE: £11,000,000



JOINT SOLE SELLING AGENT



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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.