



FROGGNAL WAY

HAMPSTEAD VILLAGE LONDON NW3

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A RARE OPPORTUNITY TO PURCHASE AN IMPRESSIVE DOUBLE FRONTED DETACHED RESIDENCE (744.1 SQ M/8,009 SQ FT) SITUATED ON A 0.3 OF AN ACRE PLOT WITHIN THIS HIGHLY SOUGHT AFTER GATED CLOSE.

The house provides extensive light and spacious well planned family accommodation arranged over four floors featuring six bedrooms, a striking double volume glass enclosed staircase providing access to exceptional garden level entertaining/leisure accommodation leading directly onto a beautiful private 110 ft south-east facing landscaped garden incorporating a cascading water feature, two terraces and an abundance of mature shrubs and trees.



ACCOMMODATION

- Reception Hall
- 33'6 x 25'5 Drawing Room
- Panelled Study
- Dining Room
- Sitting Room
- Kitchen/Breakfast Room
- Entertainment/Leisure Room
- Games Room
- Study/Office
- Utility Room
- Landing/Family Sitting Area
- Principal Bedroom with En-Suite Bathroom & Shower Room and Walk-in-Wardrobe
- Five Further Bedrooms
- One Further En-Suite Bathroom
- 3 Further Shower Rooms (1 En-Suite)

AMENITIES

- Landscaped Front & Rear Gardens
- Raised Decked Terrace accessible from the Kitchen/Breakfast Room
- Double Width Garage with Private Off-Street Parking for 2 Further Cars on Drive
- Internal Garden Level Store Room
- 2 External Store Rooms
- Plant Room









Frogna! Way is widely regarded as one of the most desirable addresses in north west London and is the only gated residential private road set behind an electric barrier located in Hampstead Village.

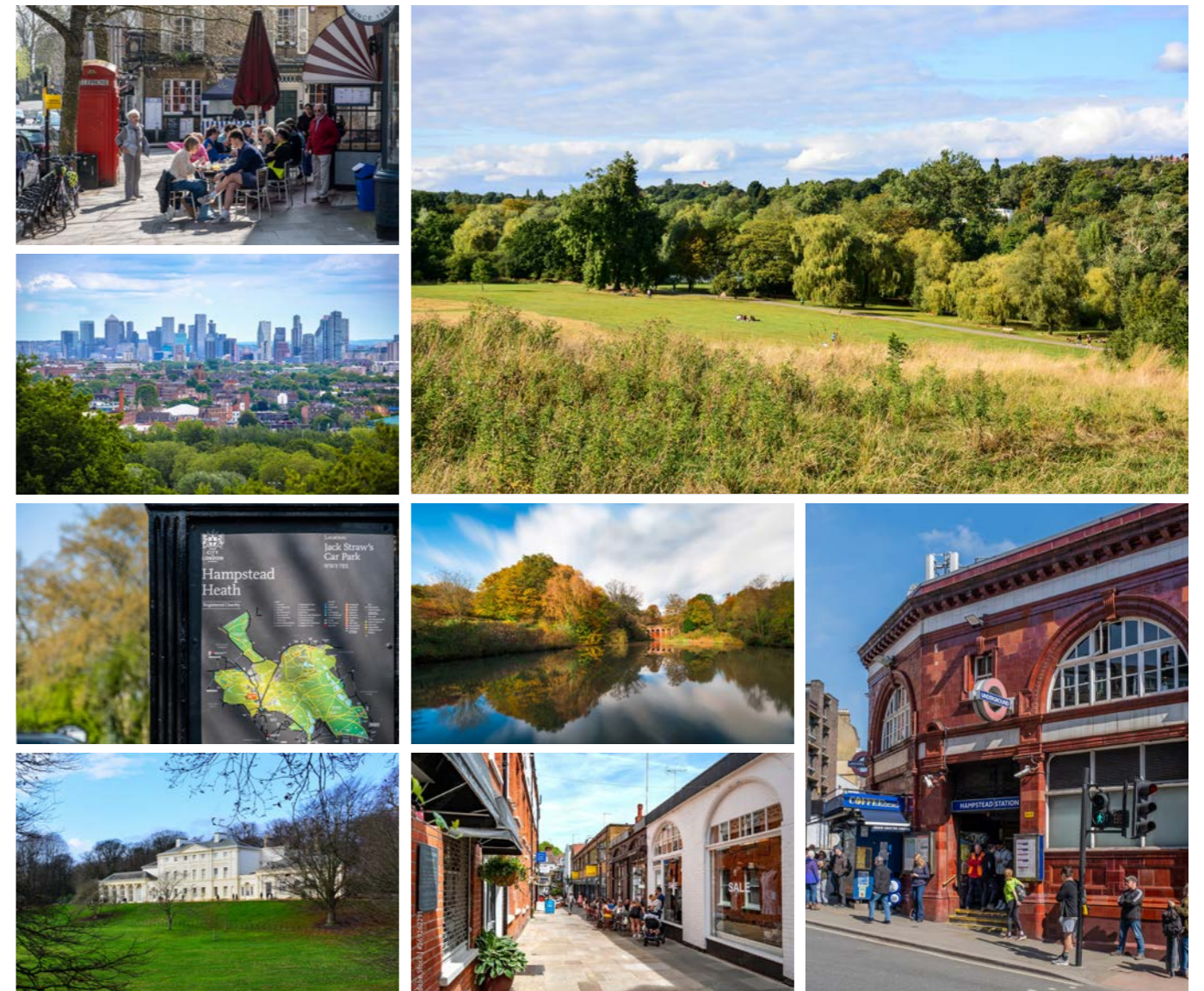
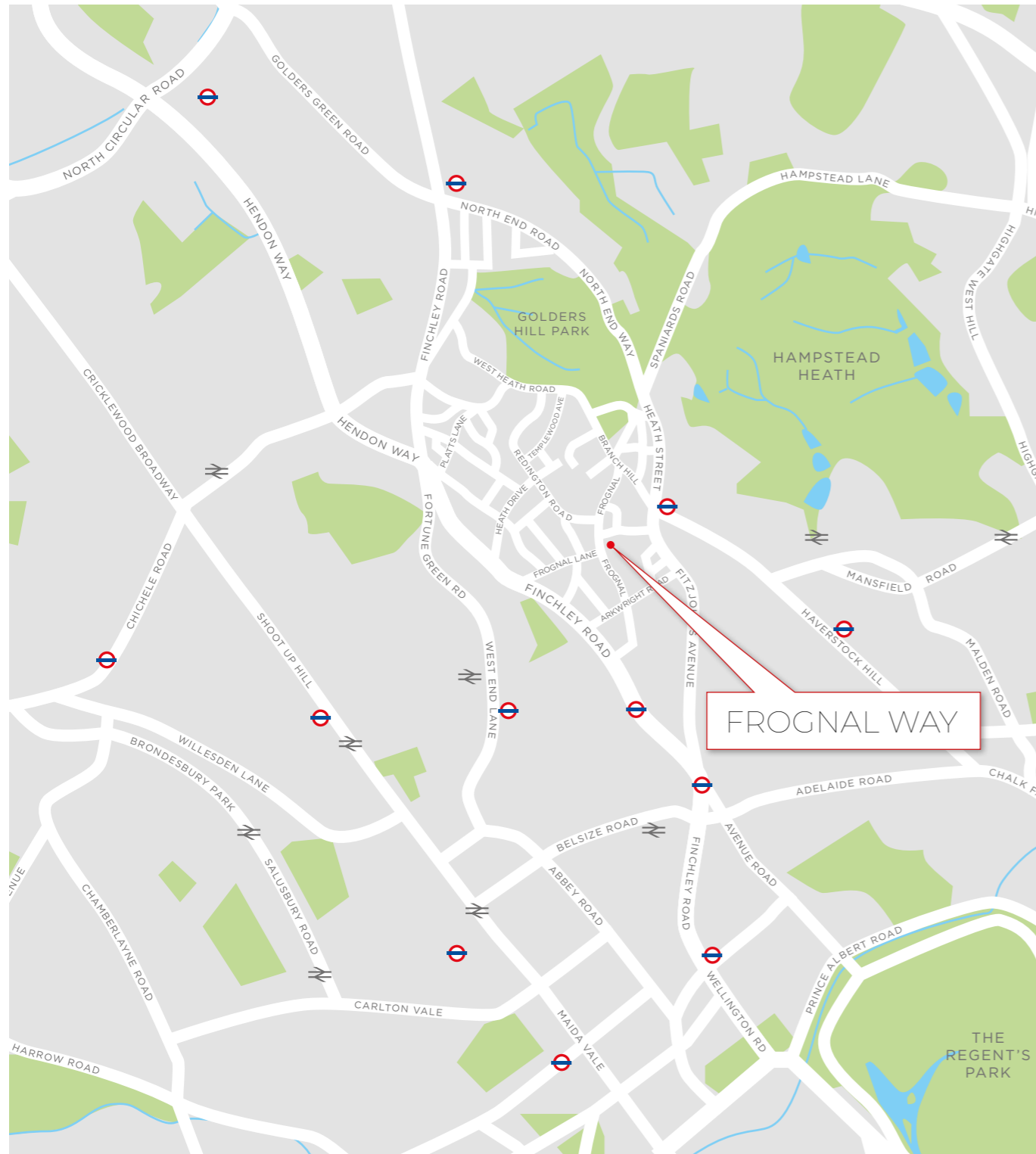
The unmade gravelled road creates an attractive charm to the street which is linked by a footpath to Church Row so it is possible to walk into the heart of Hampstead Village without crossing a road within 5 minutes.





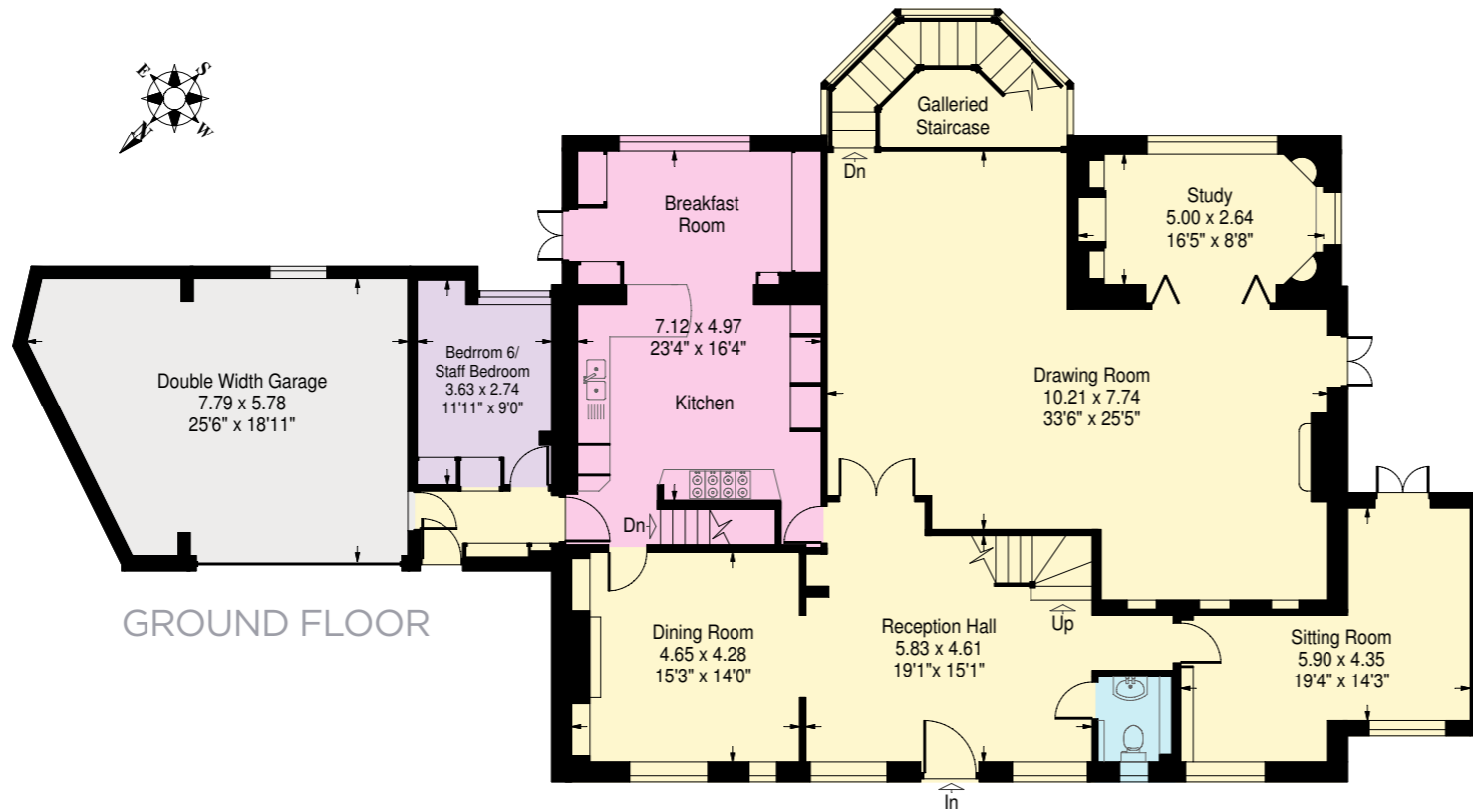




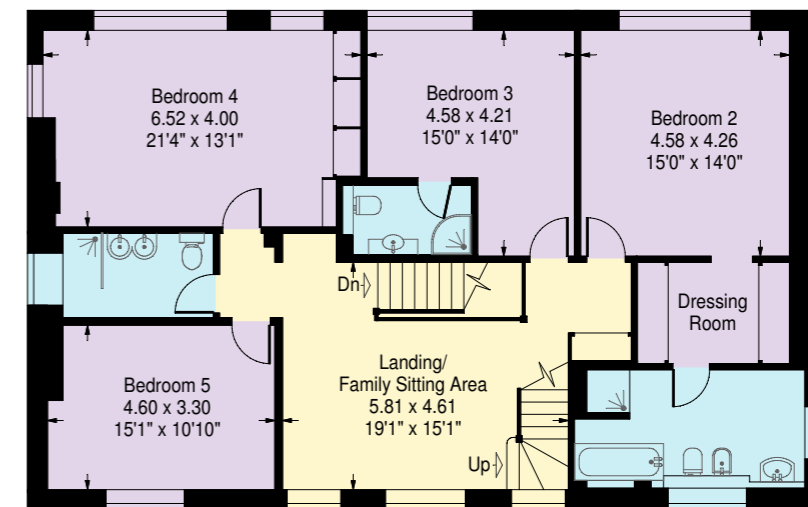
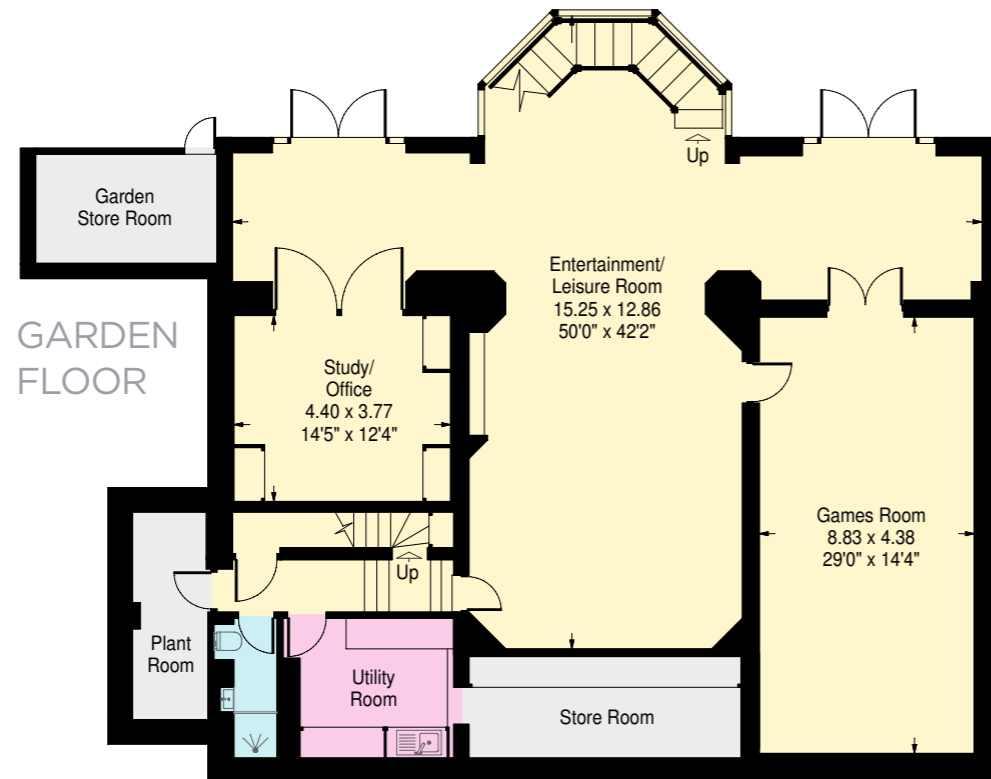
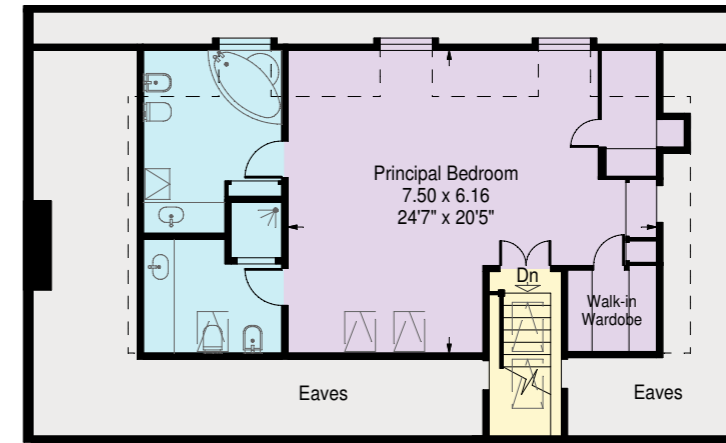


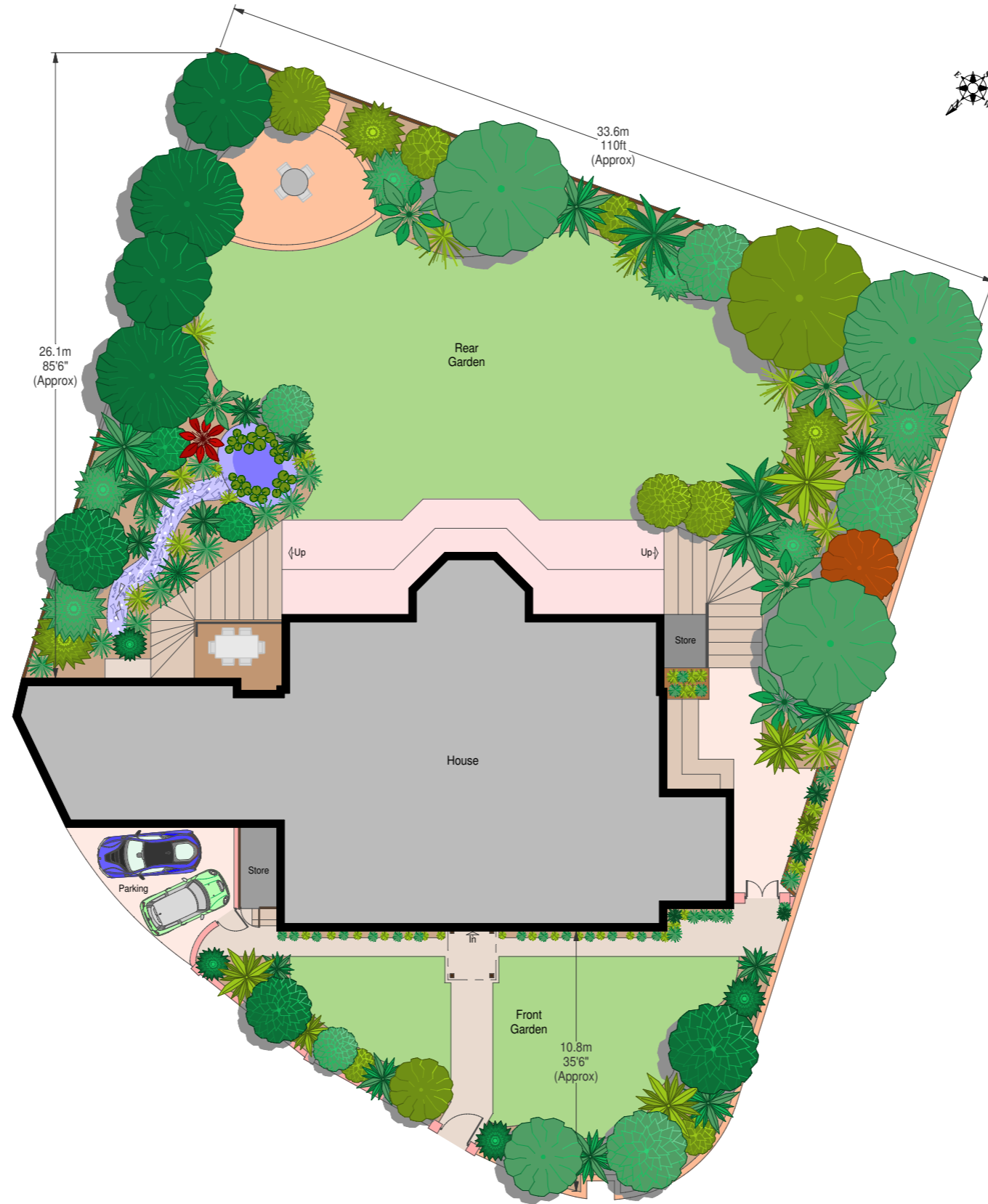
Frogнал Way is located in the heart of Hampstead Village and is less than a 10 walk from the vast open expanses of Hampstead Heath and also to the connectivity to central London afforded by Hampstead Underground Station (Northern Line).

Hampstead Village itself is one of the most popular destinations in London and provides an excellent array of local restaurants, cafés, boutiques and art galleries markets whilst the wider area also benefits from a multitude of highly regarded private schools catering for all ages including University College School, South Hampstead High School, The King Alfred School, The Hall, North Bridge House School and many more.



Approximate Gross Internal Area
8,009 sq.ft. / 744.1 sq.m.
(Including external store and eaves/reduced height area below 1.5m)
Store - 8.1 sq.m. / 87 sq.ft.
Reduced height area - 51.5 sq.m. / 554 sq.ft.





APPROXIMATE SITE AREA

0.12 Hectares (0.3 acres)



TENURE: FREEHOLD

COUNCIL TAX: CAMDEN (BAND H)

ASKING PRICE: £13,950,000

SOLE SELLING AGENT

ASTON CHASE

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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.