



Frognal Rise, London **NW3**

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# Frognal Rise, London NW3

This exquisite two bedroom, two bathroom lateral apartment is located on the ground floor of what is widely regarded as one of Hampstead's most prestigious and exclusive portered developments. The apartment distinguishes itself with an elegant interior, a private garden and the convenience of secure underground parking for one vehicle.

Thoughtfully reconfigured, the apartment offers luxury and spaciousness in every room. The highlight is a large open-plan living area, which seamlessly extends through doors to a large beautifully landscaped south-facing garden.



**Offers in excess of:** £2,500,000

**Tenure:** Share of freehold plus leasehold, approximately 972 years remaining

**Service charge:** £18,000 per annum. Please note that we have been unable to confirm the date of the next review for service charge and ground rent. You should ensure that you or your advisors make your own inquiries.

**Ground rent:** £500 per annum

**Local authority:** London Borough of Camden

**Council tax band:** H

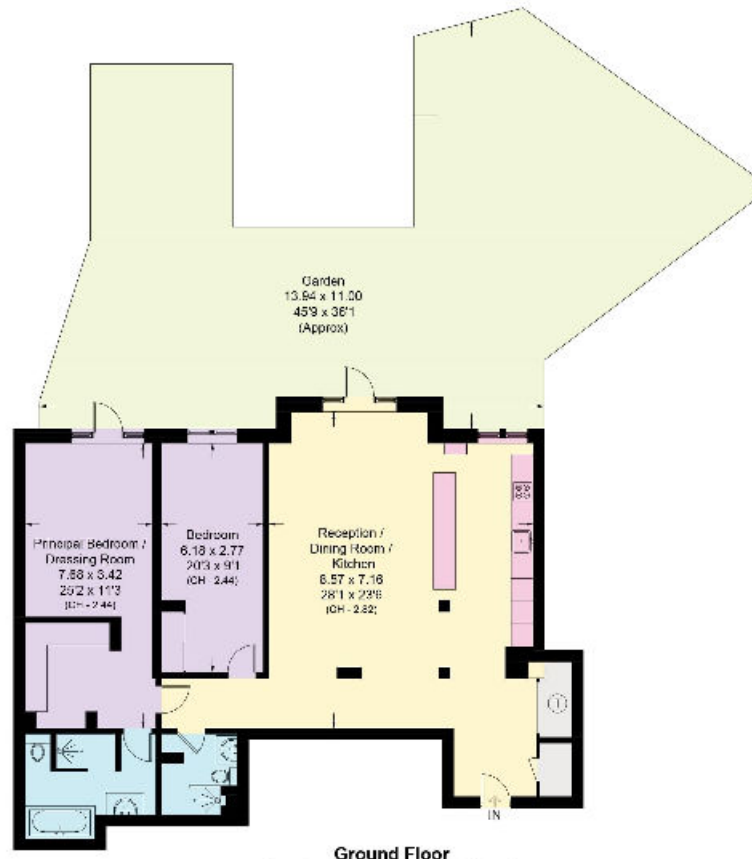






# Pavilion Court, Mount Vernon, NW3

Approximate Area = 133.0 sq m / 1432 sq ft  
Including Limited Use Area (0.5 sq m / 5 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact.  
Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated January 2024. Photographs and videos dated January 2024.

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