



Frognal Rise, London, Hampstead **NW3**



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A charming and characterful house built in the style of a Spanish Villa at the turn of the 19th Century situated in the heart of Hampstead Village.

Entering on the ground level through a fabulous, original, arched door into a Characterful hallway , there are two charming bedrooms, one with a small patio, the other has access to the garden and a separate entrance. There is also a downstairs cloakroom and a shower room with utility. The house also benefits from off street parking and a garage with a double-height ceiling.



Guide price: £2,800,000

Tenure: Available freehold

Local authority: London Borough of Camden

Council tax band: H

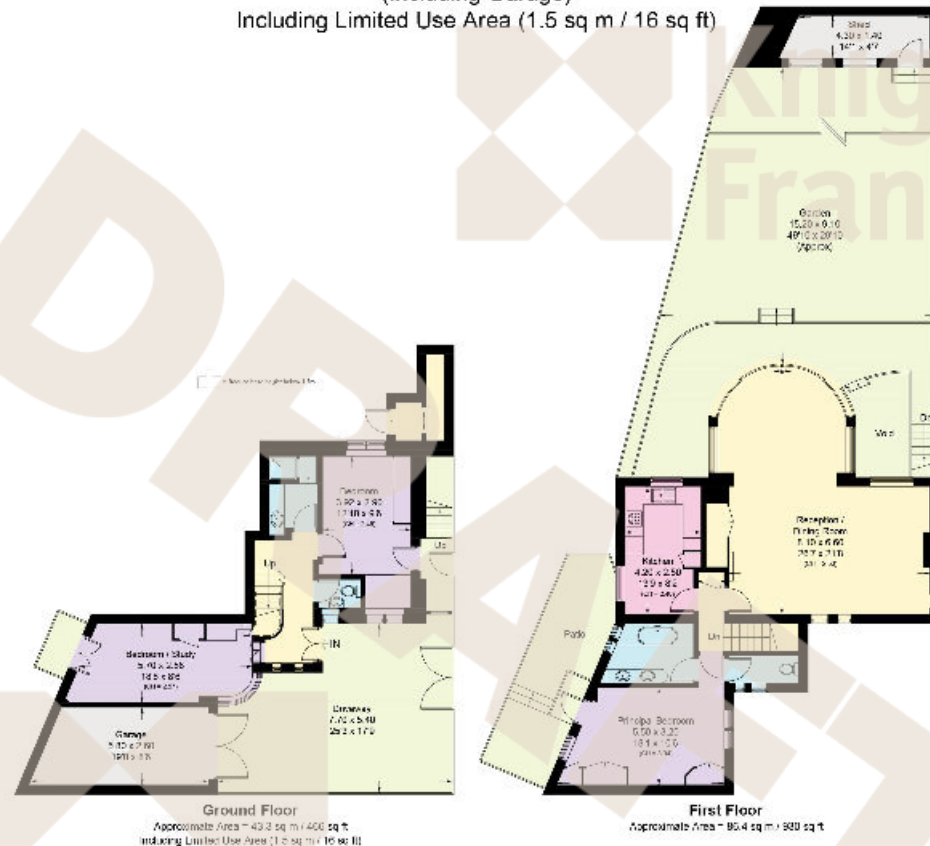


The house comes to life on the first floor with a principal bedroom with en suite with double height ceilings leading on to a terrace. The kitchen is bright and airy, being double aspect, large enough for a breakfast bar and is separated from the reception room. The reception room is truly stunning with multiple aspects and views of Hampstead, exposed brick, and a wonderful fireplace. The crowning feature of this room is its oval bay window which slides open on to the beautifully manicured garden.

Frognaal Rise is located within a short walk to Hampstead Village, Hampstead Underground Station (Northern Line) and Hampstead Heath.



Approximate Area = 129.7 sq m / 1396 sq ft
 Outbuildings = 23.7 sq m / 255 sq ft
 Total = 153.4 sq m / 1651 sq ft
 (Including Garage)
 Including Limited Use Area (1.5 sq m / 16 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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