



## Frognaal | London | NW3

Asking price £359,500 | Leasehold

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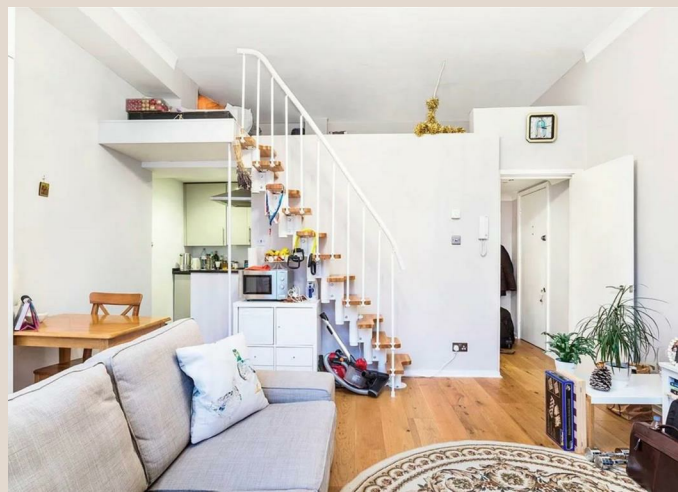
**ADN**  
RESIDENTIAL

A charming studio apartment set on the raised ground floor of an attractive period conversion in the heart of Hampstead. The property boasts exceptionally high ceilings and wooden flooring throughout, and features a spacious studio room with built-in storage, a bay window, and a separate mezzanine sleeping area. The accommodation also includes a modern fitted kitchen and a well-appointed bathroom.



- Studio Apartment
- Kitchen
- High Ceilings
- Mezzanine Sleeping Area
- Bathroom
- Wooden Flooring

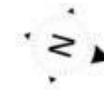
Council Tax Band: C  
EPC: D



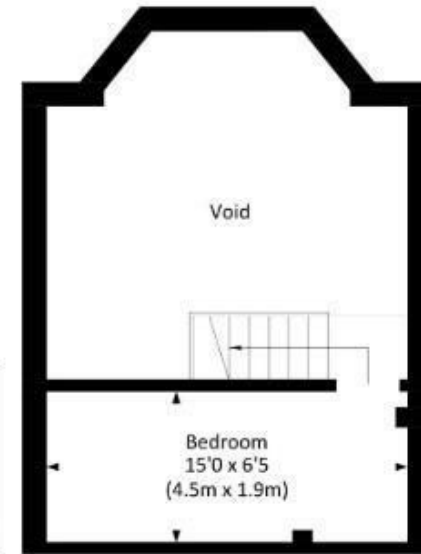


Frognaal, NW3

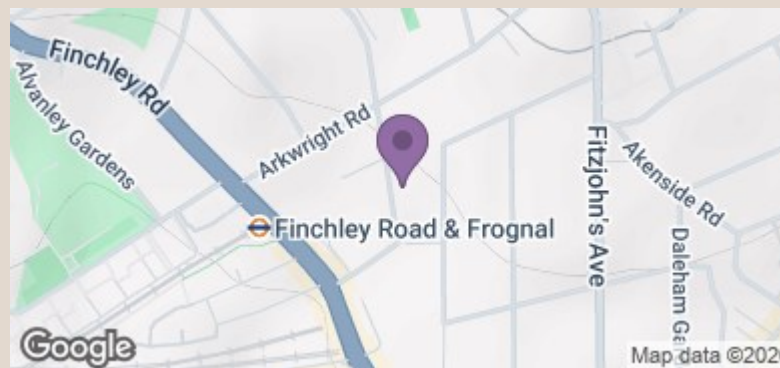
Approx Gross Internal Area  
416 Sq Ft / 38.7 Sq M  
(Inc Mezzanine)



RAISED GROUND FLOOR



MEZZANINE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	