Frognal Hampstead NW3

£15,000 Per Week - Available 21/09/2016

HAMPTONS INTERNATIONAL

Beyond your expectations

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Refurbished exquisitely, this fabulous home with heated outdoor pool is situated in the heart of Hampstead and benefits from lavish, contemporary styling in a period setting.

10 Bedrooms | 7 Bathrooms | 4 Receptions | Heated Pool | Furnished or unfurnished | Available now.

Garden

Reception 3

Description

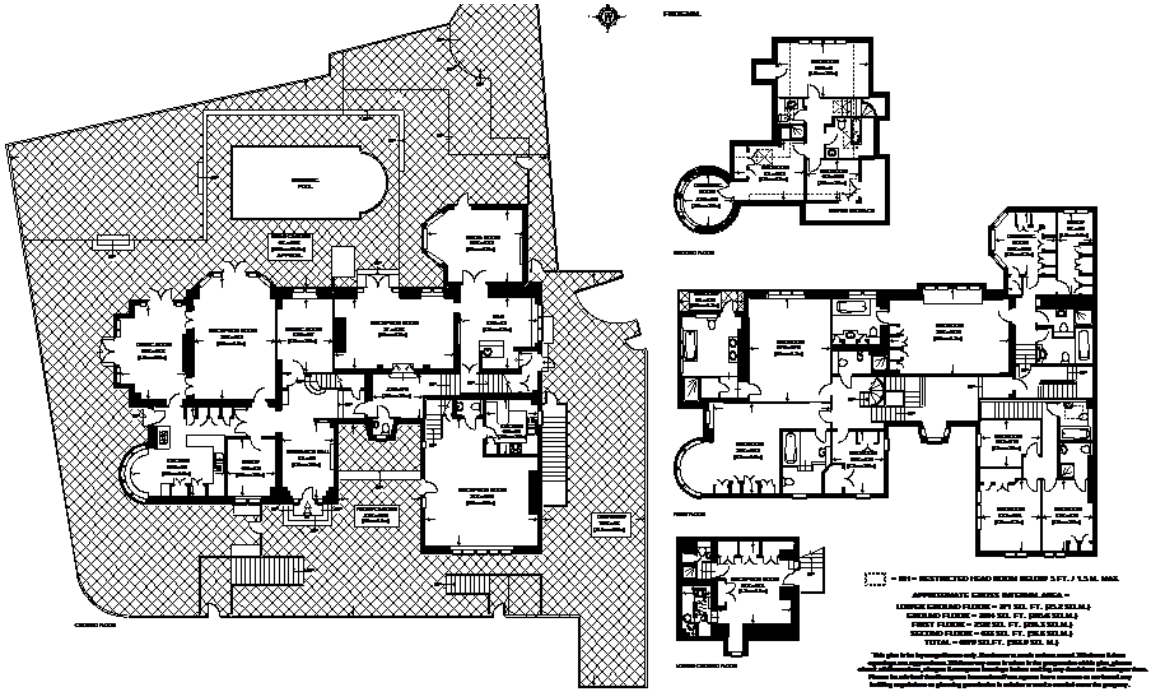
Refurbished exquisitely, this fabulous house with heated outdoor pool is situated in the heart of Hampstead and benefits from lavish, contemporary styling in a period setting. The property further offers a separate guest cottage and a separate studio as well as off-street parking for as many as four cars. The location offers close proximity to both the amenities of Hampstead Village and the Heath itself.

Furnishing

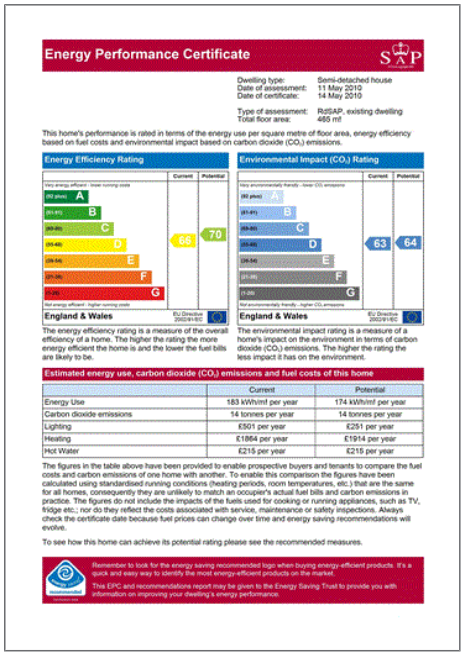
Furnished

Hamptons Hampstead Lettings
9 Heath Street, Hampstead
London NW3 6TP
Tel: 020 7431 4462 - HampsteadLettings@hamptons-int.com
www.hamptons.co.uk

Floorplan



Energy Performance Certificate (EPC)



Energy Performance Certificate

SAP

Dwelling type: Semi-detached house
Date of assessment: 11 May 2010
Date of certificate: 14 May 2010

Type of assessment: RdSAP, existing dwelling
Total floor area: 465 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO_2 emissions		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy Use	183 kWh/m² per year	174 kWh/m² per year
Carbon dioxide emissions	14 tonnes per year	14 tonnes per year
Lighting	£501 per year	£251 per year
Heating	£1864 per year	£1914 per year
Hot Water	£215 per year	£215 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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