Frognal Rise Hampstead NW3

£845 Per Week - Available 17/11/2017

HAMPTONS INTERNATIONAL

Beyond your expectations

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Situated in a highly sought after gated development in the heart of Hampstead is this two bedroom contemporary apartment to let. Offering a number of amenities such as 24 hour concierge, communal gym and swimming pool, communal gardens and private underground parking.

Gated development | 24 hour concierge | Underground parking | Communal gym & pool | Two bathrooms | Furnished or unfurnished.

Exterior

Kitchen

Description

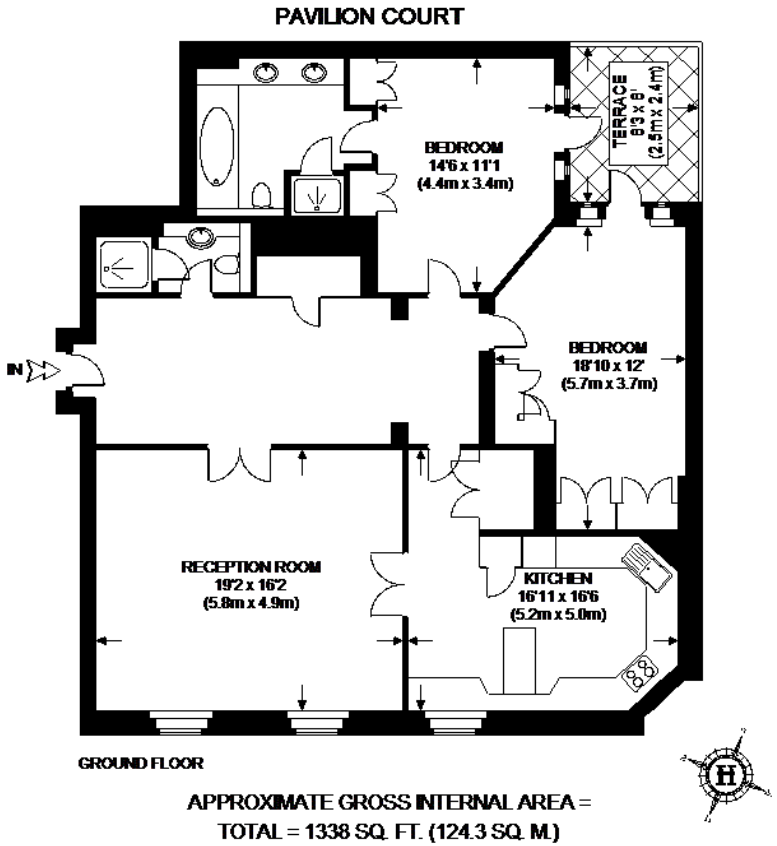
Situated in a highly sought after gated development in the heart of Hampstead is this two bedroom contemporary apartment to let. Finished to a high specification, the apartment comprises a spacious reception, separate fully fitted kitchen, master bedroom with ensuite, fitted wardrobes and direct access to a private terrace, second double bedroom with fitted wardrobes and a second family bathroom. Features include neutral décor and wood floors. Benefits include 24 hour concierge, private underground parking, landscaped communal gardens and a residents communal gym and heated swimming pool. Offered furnished or unfurnished and available from mid November 2017.

Furnishing

Furnished

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

Floorplan

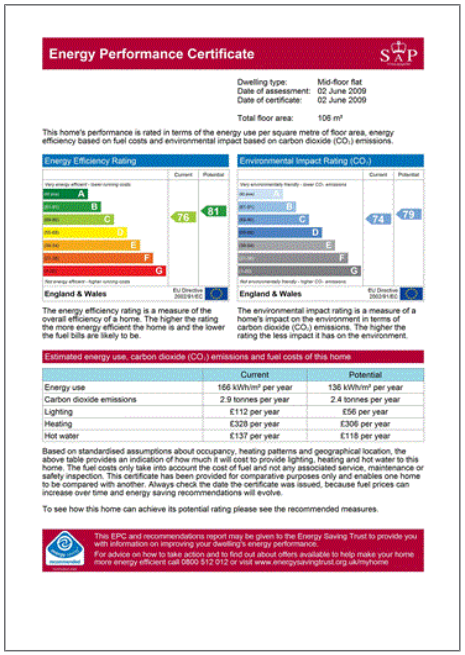


APPROXIMATE GROSS INTERNAL AREA =
TOTAL = 1338 SQ. FT. (124.3 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

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.

Energy Performance Certificate (EPC)



Energy Performance Certificate

Dwelling type: Mid-floor flat
Date of assessment: 02 June 2009
Date of certificate: 02 June 2009

Total floor area: 106 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: 76 (C) — Potential: 81 (B)
England & Wales

Environmental Impact Rating (CO_2) — Current: 74 (C) — Potential: 79 (B)
England & Wales

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	166 kWh/m² per year	136 kWh/m² per year
Carbon dioxide emissions	2.9 tonnes per year	2.4 tonnes per year
Lighting	£112 per year	£56 per year
Heating	£328 per year	£306 per year
Hot water	£137 per year	£118 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

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 advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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