



Frognal Hampstead NW3

£475 Per Week - Available 19/01/2018

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*A beautifully presented two bedroom apartment to let. Ideally situated within walking distance of both Hampstead and Finchley Road tube, overground stations and other local amenities.*

Open plan kitchen | Spacious reception | Two bedrooms | Family bathroom | Furnished or unfurnished.

### Description

A beautifully presented two bedroom apartment to let. Ideally situated within walking distance of both Hampstead and Finchley Road tube, overground stations and other local amenities. Accommodation comprises a spacious open plan fully fitted kitchen and reception room, a master bedroom with fitted wardrobes, a second bedroom/study and a separate family bathroom with bath and shower. Features include neutral décor, high ceilings and neutral carpets. Offered furnished and available from mid January.

\*Please note: The landlord has removed the dining table and chairs and replaced the sofas for a contemporary suite\*

### Furnishing

Furnished



### Hamptons Hampstead Lettings

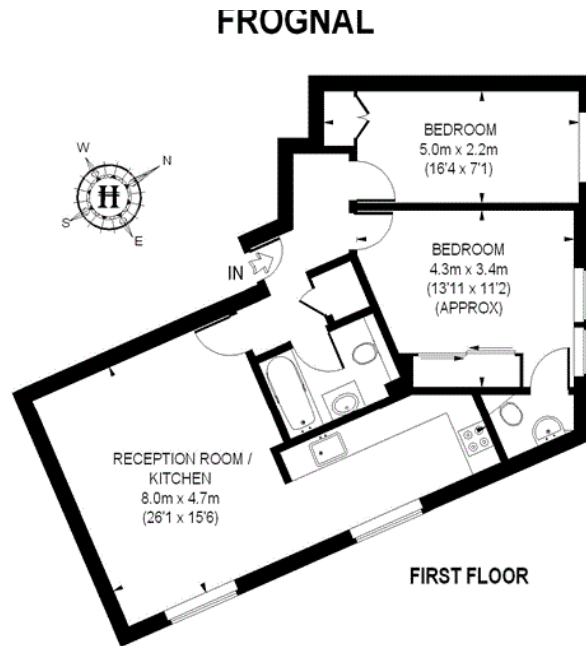
21 Heath Street, Hampstead

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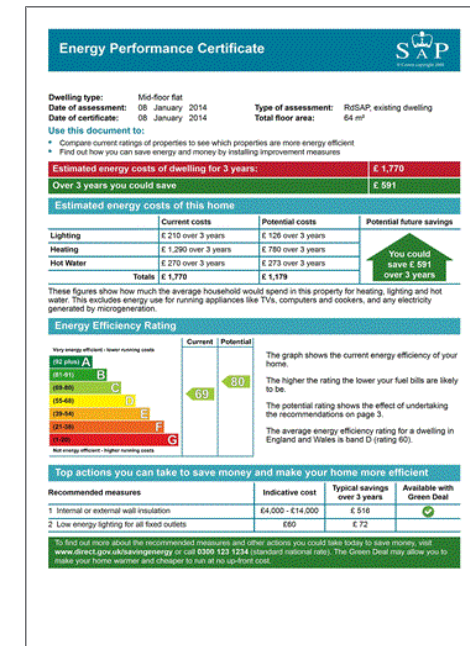
## Floorplan



APPROXIMATE GROSS INTERNAL AREA = 689 SQ. FT. (64 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. (ID86337)

## Energy Performance Certificate (EPC)



**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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