

22 FROGNAL

Hampstead, London NW3 6AG

Unbroken Residential Freehold For Sale

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

- Exceptional opportunity to acquire an unbroken freehold comprising five self-contained apartments in Hampstead.
- The property provides a Gross Internal Area of approximately 3,886 sq ft and is offered with full vacant possession.
- Arranged over the lower ground, ground, and three upper floors, along with a private rear garden.
- Hampstead Underground Station (Northern Line) and Finchley Road Station (Jubilee & Metropolitan Lines) nearby, offering easy access to the West End and City
- Guide price is £3,250,000 (Three Million Two Hundred and Fifty Thousand Pounds) for the freehold interest, subject to contract.





DESCRIPTION

22 Frognal is a period building situated in Hampstead. The property comprises five self-contained apartments, each benefiting from excellent natural light, period features and modern amenities. The building offers an attractive proposition for both investors and developers.

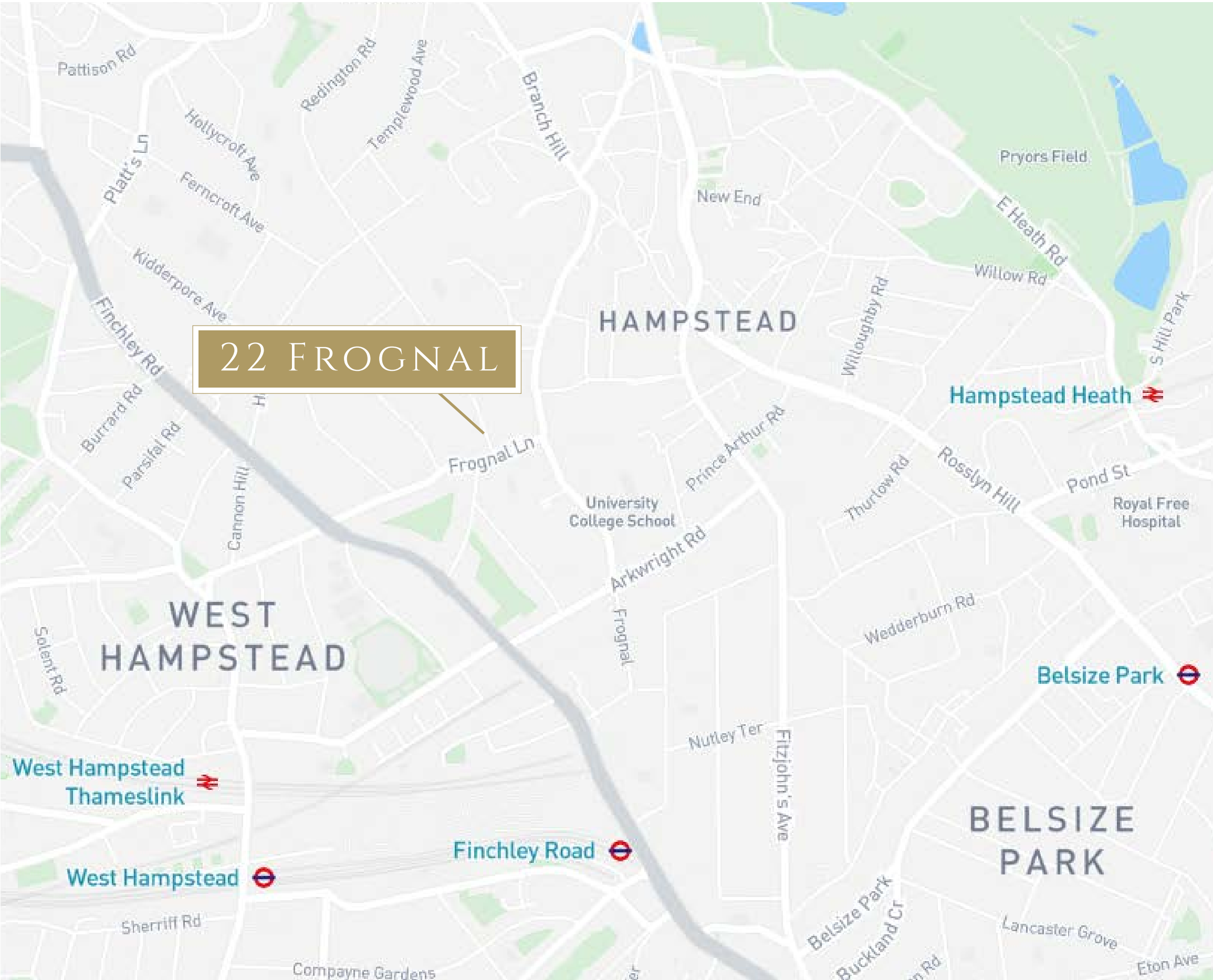
The building benefits from a rear garden with potential for rear extension STPP, providing valuable outdoor space for residents, and is ideally positioned within walking distance of Hampstead Village's boutique shops, restaurants, and transport links.



CONNECTIVITY

Located in the prestigious Hampstead area of North West London, 22 Frognal is positioned within close proximity to Hampstead Underground Station (Northern Line) and Finchley Road Station (Jubilee & Metropolitan Lines), offering easy access to the West End and City. The property is also moments from Hampstead Heath, one of London's most iconic open spaces, providing an exceptional lifestyle offering in a sought-after setting.

TRAVEL TIMES:





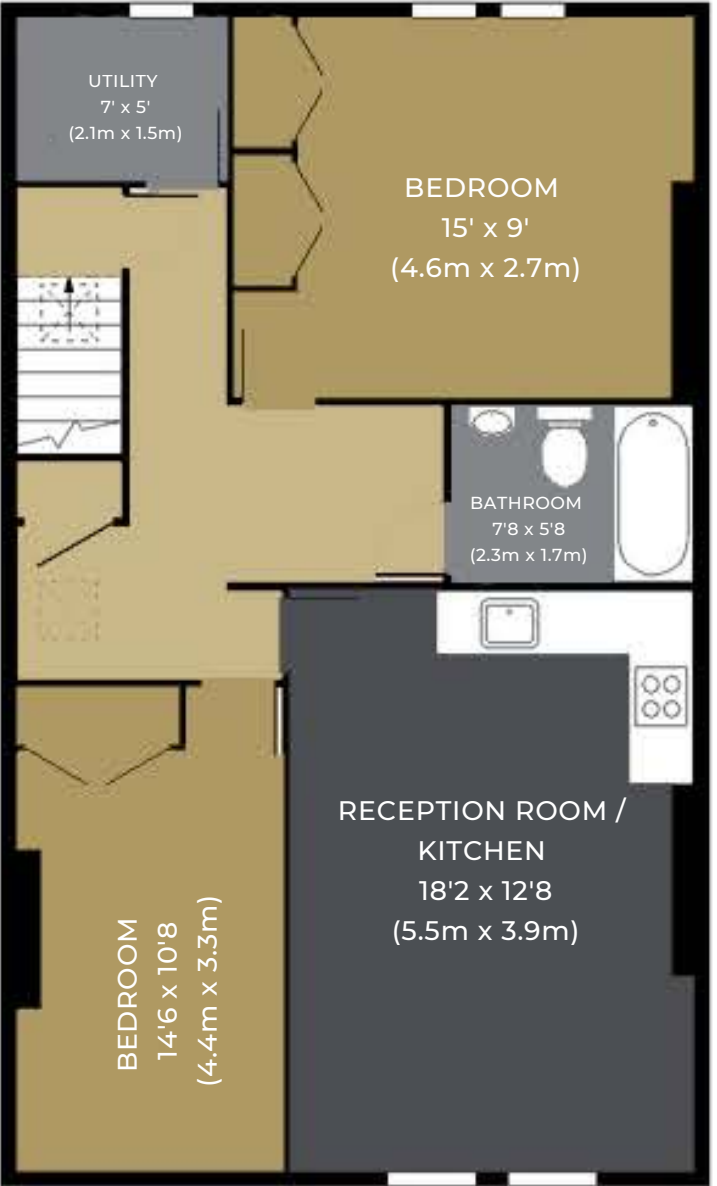
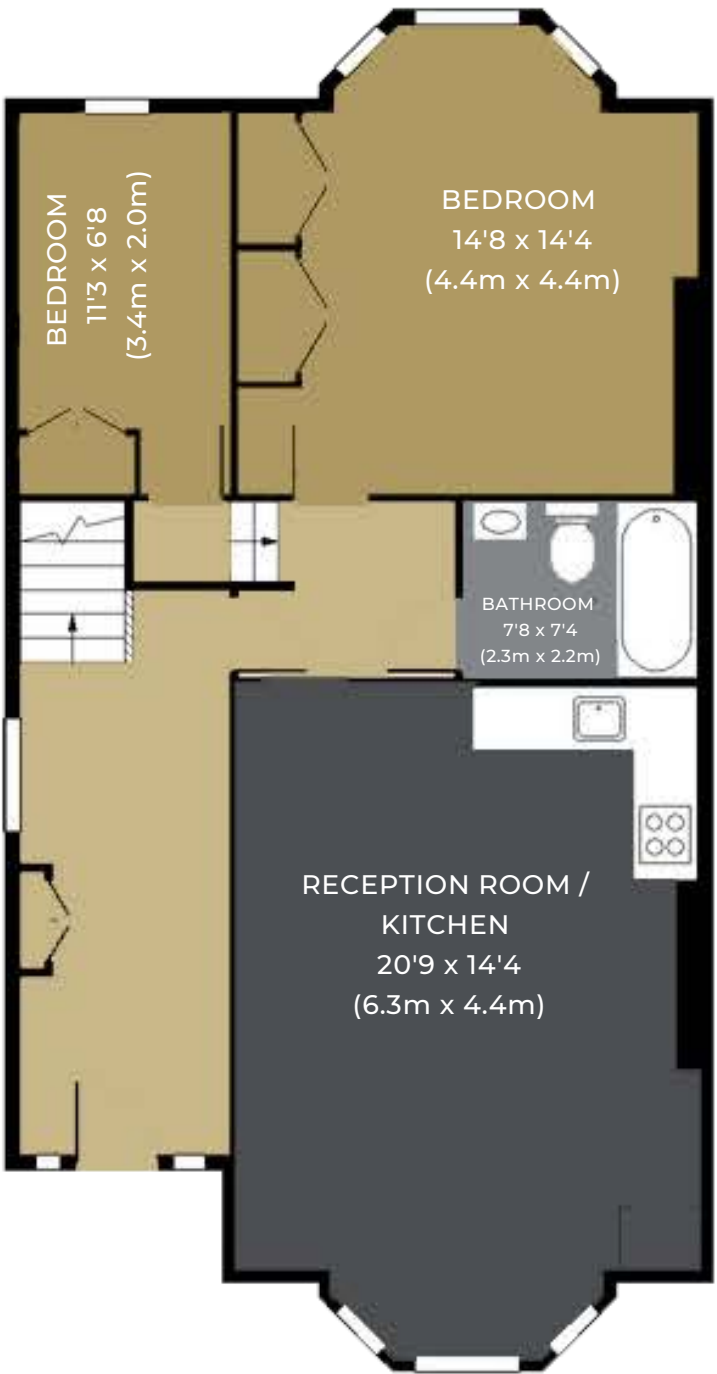
ACCOMMODATION SCHEDULE

FLOOR		FLAT	NSA (SQFT)	NSA (SQM)	NOTES
LG		1	850	79	2-bed, 1 bath
G		2	635	59	2-bed, 1 bath, open-plan
1ST		3	614	57	2-bed, 1 bath, open-plan
2ND		4	631	58.6	2-bed, 1 bath
3RD		5	720	66.8	2-bed, 1 bath, open-plan
			3,450	320	

Floor areas have been provided by the vendor, all interested parties will need to complete their own due diligence



FLOOR PLANS



3,886 SQ. FT. (361 SQ. M.)GIA

These floor plans are for indicative purposes only and are not to be relied upon.

PRICE

Guide Price: £3,250,000 (Three Million Two Hundred And Fifty Thousand Pounds) for the Freehold interest

TENURE

The property is held Freehold under Title Number: 420758.



ANTI-MONEY LAUNDERING

The successful purchaser will be required to provide identification and proof of funding in accordance with Anti-Money Laundering Regulations.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

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