





Studio
Frognaal
London NW3

- Wood floors
- Bathroom with shower
- Excellent transport links
- Second floor

Price: £294.23 pw / £1,275 pcm



Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Cosy and bright studio apartment (approx 201 sq ft.) located on the second floor of this charming period conversion in Hampstead. Comprising kitchenette with appliances, tiled bathroom with shower, wood floors and lots of storage. Frognal is ideally positioned within walking distance of Hampstead High Street and Finchley Road. A wide range of excellent transport links are nearby, including several bus routes, Hampstead (Northern Line), Finchley Rd (Met and Jubilee lines) and London Overground at Finchley Rd & Frognal. Part Furnished.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.