



FROGNAL, NW3 6YA

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EXCEPTIONAL FAMILY HOME ON ONE OF THE LARGEST PLOTS IN HAMPSTEAD VILLAGE.

Set back from the road behind a gated carriage driveway, on one of the largest plots in Hampstead Village (circa 0.87 acres), is an exceptional lateral family home with extensive parking and garaging for numerous cars, together with a beautifully landscaped and tranquil south west facing garden with swimming pool and tennis court, as well as separate staff accommodation.

Of notable historical significance, the house is understood to have hosted Charles de Gaulle during his time in London and was designed by Miss W. B. Acworth, a prominent female architect of the period. Having served as a long-term family home for over 23 years, the property offers a rare opportunity to acquire a residence of genuine heritage and longevity. Built between 1938 and 1939, it represents a truly generational purchase in one of Hampstead's most coveted locations.

The property currently provides approximately 11,584 sq ft (1,076.2 sq m) of existing accommodation, comprising a main house of circa 8,826 sq ft (820 sq m) and a separate coach house extending to approximately 2,758 sq ft (256.2 sq m), with the benefit of planning permission to further extend the main house and to provide a summer house of approximately 1,197 sq ft (111.2 sq m). The accommodation in the main is arranged over four floors and provides an excellent sense of space throughout. Room proportions are generous, with high ceilings and plenty of natural light, and there are a number of original features that reflect the character of the property. The layout works well for everyday living as well as entertaining, and offers flexibility to suit different needs. The coach house provides excellent ancillary accommodation with garaging and superb staff accommodation.

EPC Rating: Council Tax Band:

£20,000,000

NULL

TENANTS FEES: As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.





















