



FROGNAL **HAMPSTEAD, NW3**



Set behind a discreet gated entrance and walled front garden, one of Hampstead's most treasured private residences: a Grade II listed home of exceptional provenance, architectural significance, and quiet grandeur. Believed to date from the early 18th century, it is one of the oldest surviving houses in Hampstead, and offers approximately 4300 square feet of beautifully proportioned and remarkably adaptable lateral accommodation.

On the market for the first time in over 35 years, the house is constructed in traditional brown brick with distinctive historic features, including a two-storey gabled porch, segmental arched windows, and elegant period detailing, the house comprises what were originally three Georgian-era dwellings, later unified into a single residence of rare charm and character. The house retains many period features with exquisite fireplaces and working shutters in many of the rooms.

A home of rich narrative and cultural importance, Frognal has served many roles over the centuries. In the 18th century it was a public house known variously as The Three Pigeons and The Duke of Cumberland. In the 20th century, it became the long-time residence of celebrated prima ballerina Tamara Karsavina, a founding star of the Ballets Russes, whose legacy is honoured with a blue plaque from English Heritage.

GUIDE PRICE 10,950,000

FREEHOLD

In more recent years, it was home to the musician Sting, adding a modern cultural resonance to its historic soul. Beyond its storied walls lies a magnificent, landscaped rear garden, unusually wide for Hampstead and exquisitely planted, offering rare serenity and privacy. An enchanting roof terrace crowns the house, affording extraordinary panoramic views across London's skyline: an unexpected and utterly breath taking feature.

Froggnal is one of Hampstead's most exclusive addresses — a quiet, tree-lined street steeped in history and populated by architecturally important homes. Moments from Hampstead Village, the property enjoys close proximity to Keats House, Kenwood House, and the expanses of Hampstead Heath: offering open air swimming, ancient woodland, and uninterrupted views across London.

The area offers a superb blend of privacy, prestige, and accessibility, with outstanding local schools, acclaimed dining, artisan food shops, and excellent transport links via Hampstead Underground (Northern Line) and mainline rail services.



Additional Info

Discreetly positioned behind gates in one of Hampstead's most distinguished locations

Unrepeatable opportunity: first time offered in over 35 years

Elegant approach via a walled garden with secure off-street parking for multiple vehicles (6 to 7 cars)

Beautifully landscaped rear garden, unusually wide for the area

Approx. 4300 square feet of refined accommodation, including potential to reintegrate the former coach house

Historic and cultural provenance of national significance

Accommodation Includes:

Formal Drawing Room

Dining Room

Kitchen with adjoining Conservatory

Coach House Reception Room and Second Kitchen

Principal Bedroom Suite: Bedroom, Dressing Room, Bathroom, and Private Study

Four Additional Bedrooms

Three Further Bathrooms

Amenities:

Exceptionally landscaped front and rear gardens

Roof Garden with far-reaching views

Generous Driveway with Parking for Several Vehicles

Spacious Utility/Laundry Room

Extensive Basement Storage and Plant Rooms

Loft and Eaves Storage

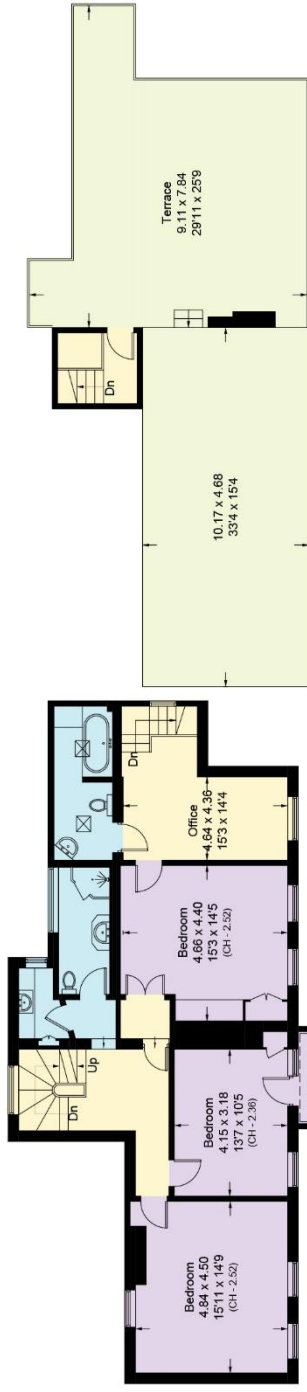






Frognal, NW3

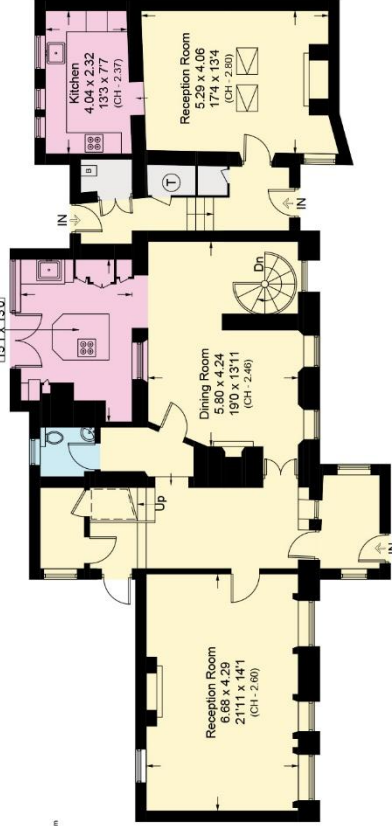
Approximate Area = 397.2 sq m / 4275 sq ft
Including Limited Use Area (13.6 sq m / 147 sq ft)



Second Floor

Approximate Area = 113.5 sq m / 1222 sq ft
Including Limited Use Area (4.8 sq m / 52 sq ft)

Kitchen
4.60 x 3.85
151 x 130

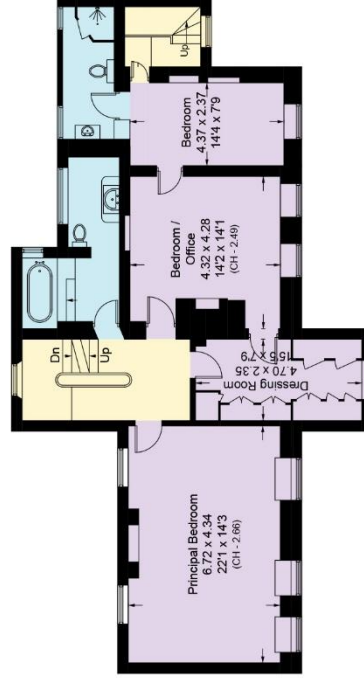


Ground Floor

Approximate Area = 153.0 sq m / 1647 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)

Third Floor

Approximate Area = 4.5 sq m / 48 sq ft



First Floor

Approximate Area = 107.8 sq m / 1160 sq ft

Lower Ground Floor

Approximate Area = 18.4 sq m / 198 sq ft
Including Limited Use Area (7.6 sq m / 82 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Site Plan

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