



Maresfield Gardens, Hampstead, London NW3



Maresfield Gardens, Hampstead **NW3**

This splendid lateral two bedroom flat is nestled on the second floor of a distinguished Edwardian villa, located in a notably peaceful and desirable residential street in Hampstead.

This well-proportioned and light-filled flat features a sizeable living room, a modern kitchen, and two generously sized bedrooms, one of which is en suite. Additionally, there's a contemporary family bathroom and a separate W.C for extra convenience.

The flat features a front-facing balcony and has access to a private garage. Occupants also have the benefit of using a large, well-maintained communal garden.



Offers in excess of: £1,000,000

Tenure: Leasehold: approximately 114 years remaining

Service charge: £7,272 per annum. Please note that we have been unable to confirm the date of the next review for service charge and ground rent. You should ensure that you or your advisors make your own inquiries

Ground rent: 0

Council tax band: G







Location

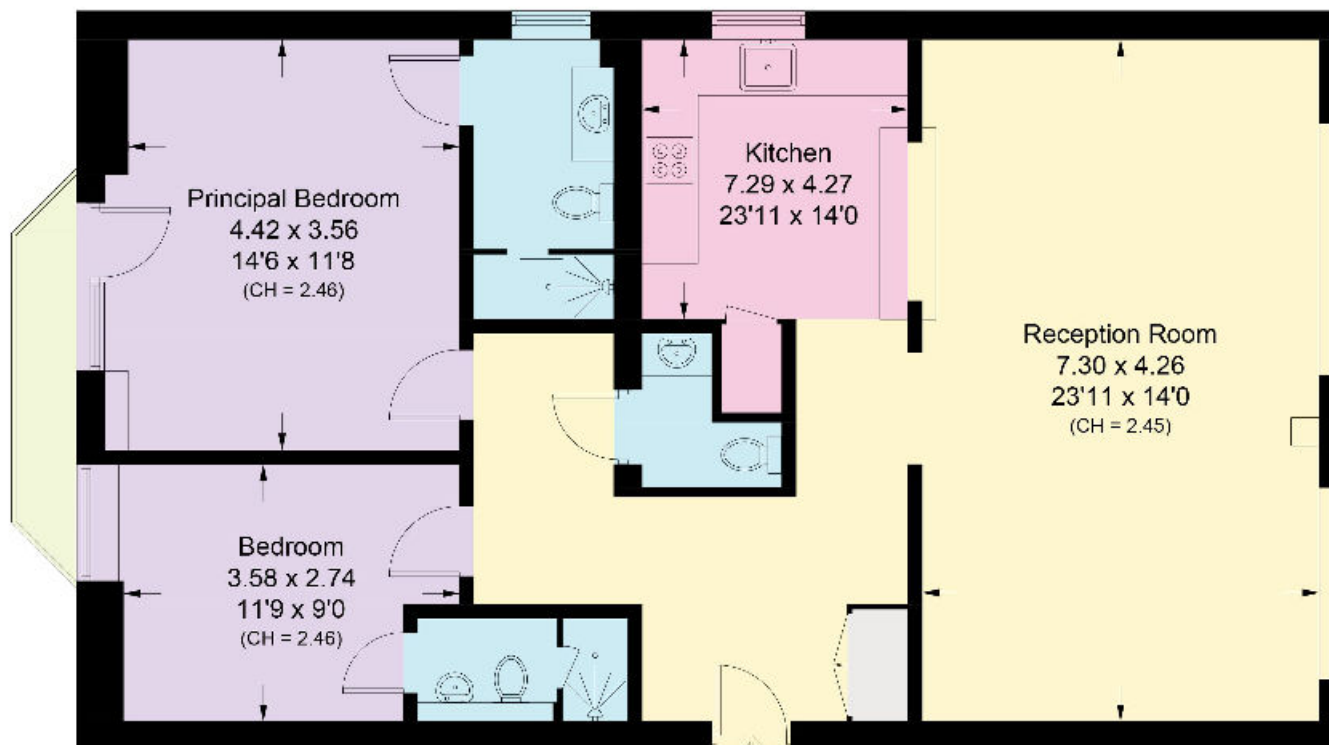
Maresfield Gardens is perfectly located on the lower slopes of Hampstead Village. Within easy reach of the amenities and boutiques of both Hampstead and Belsize Village and the transport links of Hampstead (Northern Line), Finchley Road (Metropolitan, Jubilee) and Finchley Road and Frognal (Overground) are all close by. All distances are approximate.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Approximate Gross Internal Floor Area = 94 sq m / 1020 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



IN
Second Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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