



## **MARESFIELD GARDENS**

### **HAMPSTEAD, NW3**



A beautifully appointed and elegant 3-bedroom, 2-bathroom first floor apartment which extends to 2653 sq ft, (246 sq mt) with the added advantage of having a self-contained 1-bedroom intercommunicating guest/carers flat.

This unique home is located within this attractive gated development which is set back from the road on Maresfield Gardens, conveniently situated moments from the amenities of Hampstead Village and also to transport into Central London from the nearby Finchley Road.

The apartment spans half of the first floor and comprises; large entrance hallway, a fantastic, bright and spacious 43' reception with a large lounge area, dining area and French doors opening onto a pretty balcony, a separate fully fitted kitchen/breakfast room, main bedroom with fitted wardrobes and en suite shower room, 2 further double bedrooms (1 En Suite), guest cloakroom and utility room. The property also benefits from a self-contained 1 bedroom apartment with interconnecting and independent access, comprising: a 20' x 15' living room/work room/office with fitted kitchenette, a double bedroom and separate bathroom. Finally, the property has 2 off street parking spaces behind the secure gates.

**GUIDE PRICE £3,500,000**

**SOLE SELLING AGENT**

**LEASEHOLD AND SHARE OF FREEHOLD**









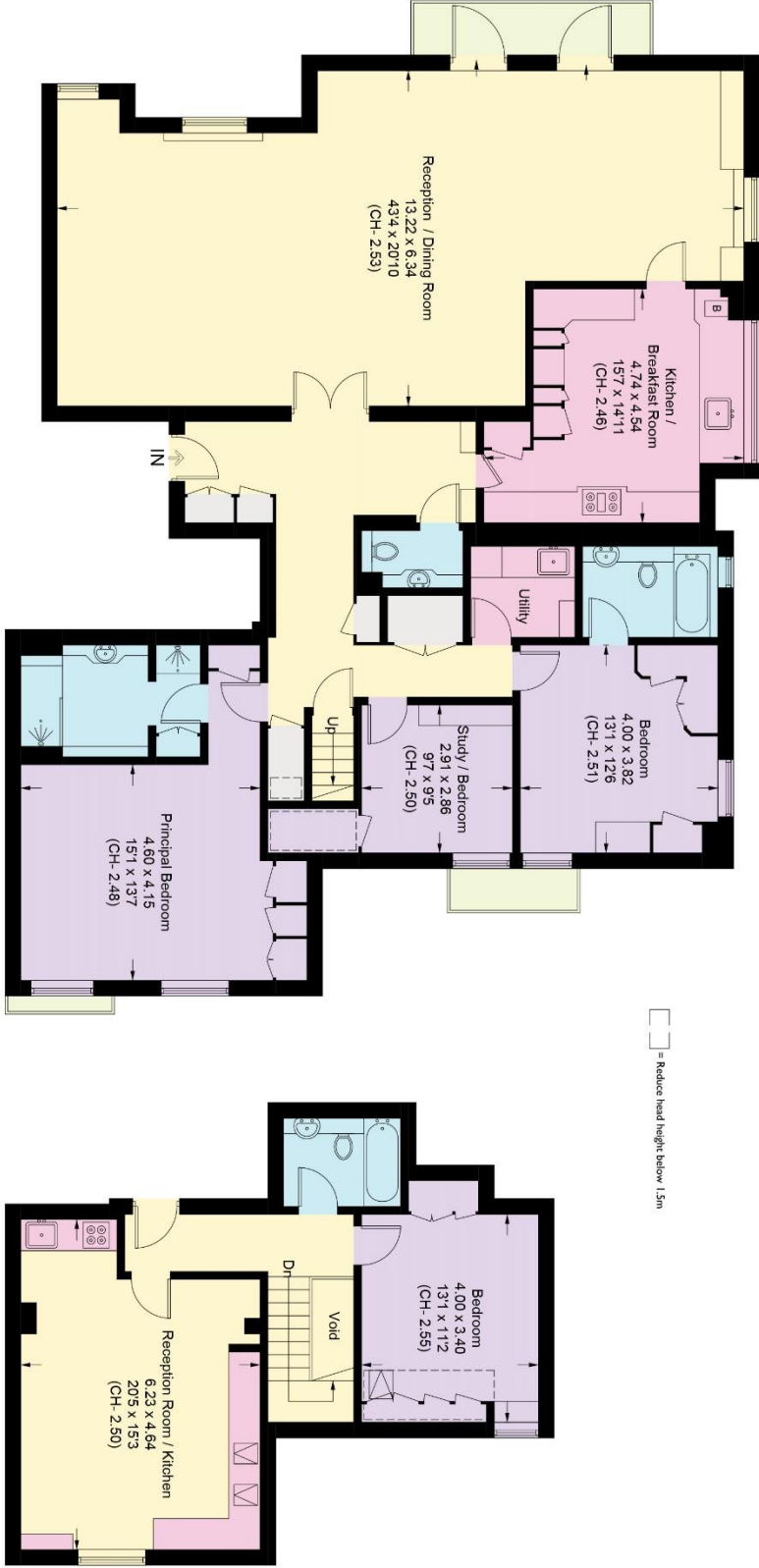






# Maresfield Gardens, NW3

Approximate Area = 246.5 sq m / 2653 sq ft  
(Excluding Void)  
Including Limited Use Area (5.6 sq m / 60 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.