

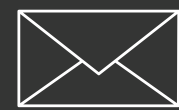
MARESFIELD GARDENS — NW3

Mourne House
APARTMENTS 12 • 23

Offers In Excess Of £800,000

MARESFIELD GARDENS — NW3

The ideal choice for those seeking to balance the tranquility of living in leafy Hampstead with the convenience of easy access to all that London has to offer.



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MARESFIELD GARDENS — NW3



Mourne House is a mid century apartment building located on the lower slopes of Maresfield Gardens, a highly desirable road rich with history.

This two bedroom apartment benefits from direct access to a west facing terrace from both the reception room and the principal bedroom, in addition to direct access to a large communal garden.

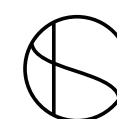
Developed during the Victorian era as part of the Maryon Wilson family estate, Maresfield Gardens is renowned for its elegant period homes and historical significance, notably as the final residence of Sigmund Freud at number 20, now the Freud Museum.

Benefiting from close proximity to all of the amenities of Hampstead High Street (0.8 miles) together with excellent

transport links - Finchley Road Station (Jubilee & Metropolitan Lines) is just 0.2 miles away, Swiss Cottage Station (Jubilee Line) is 0.3 miles away, and Finchley Road & Frognal Overground Station is 0.5 miles away.

The green open spaces of Hampstead Heath, Primrose Hill and Regents Park are also close by, offering a natural escape within the city.

Please note: The vendor is related to the selling agent.



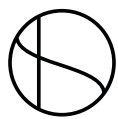
MARESFIELD GARDENS — NW3



KITCHEN



COMMUNAL GARDEN



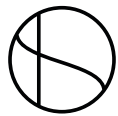
MARESFIELD GARDENS — NW3



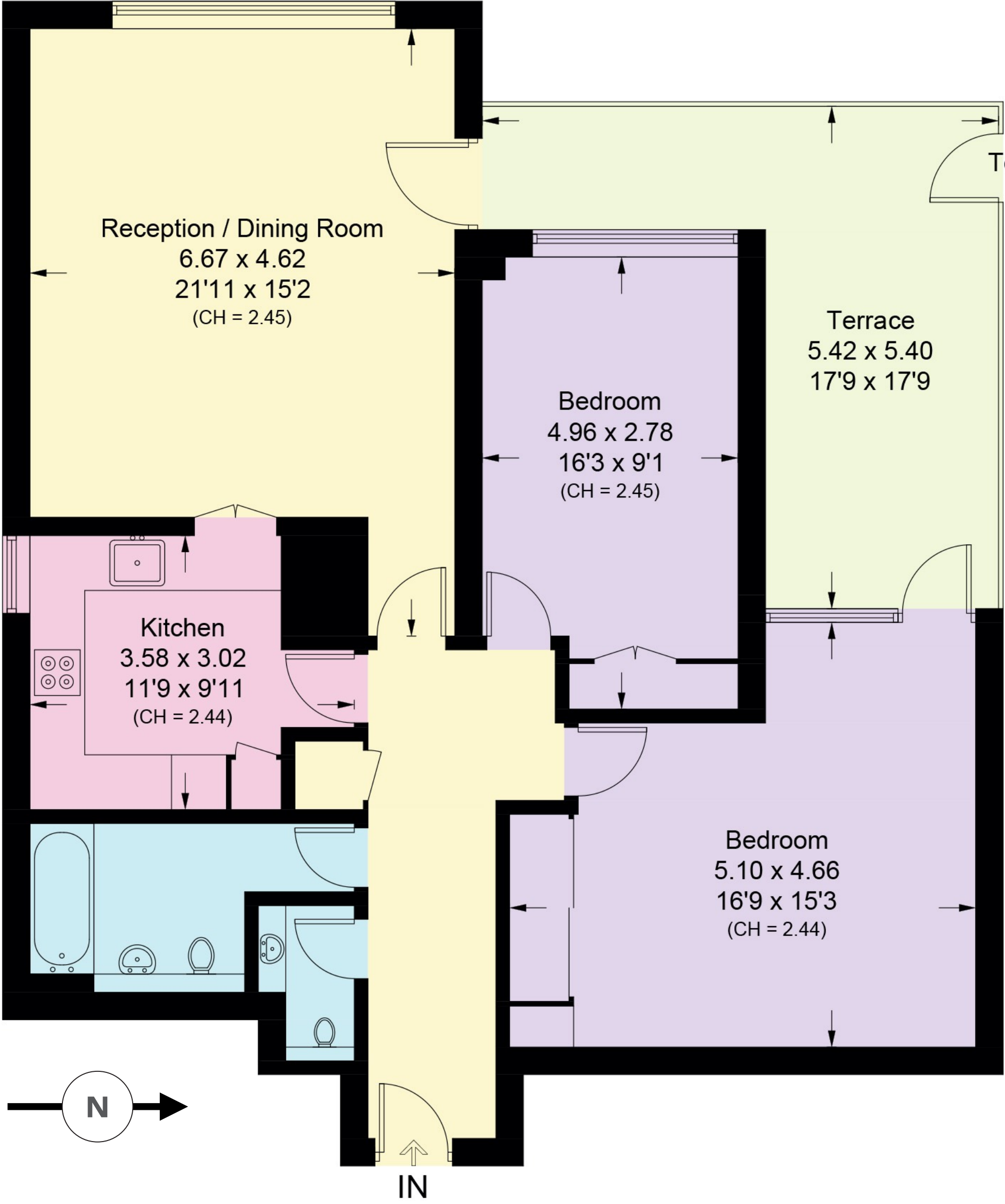
BATHROOM



PRINCIPAL BEDROOM



MARESFIELD GARDENS — NW3



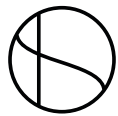
Accommodation

- Principal Bedroom
- Bedroom 2
- Bathroom
- Reception/Dining room
- Guest WC

Amenities

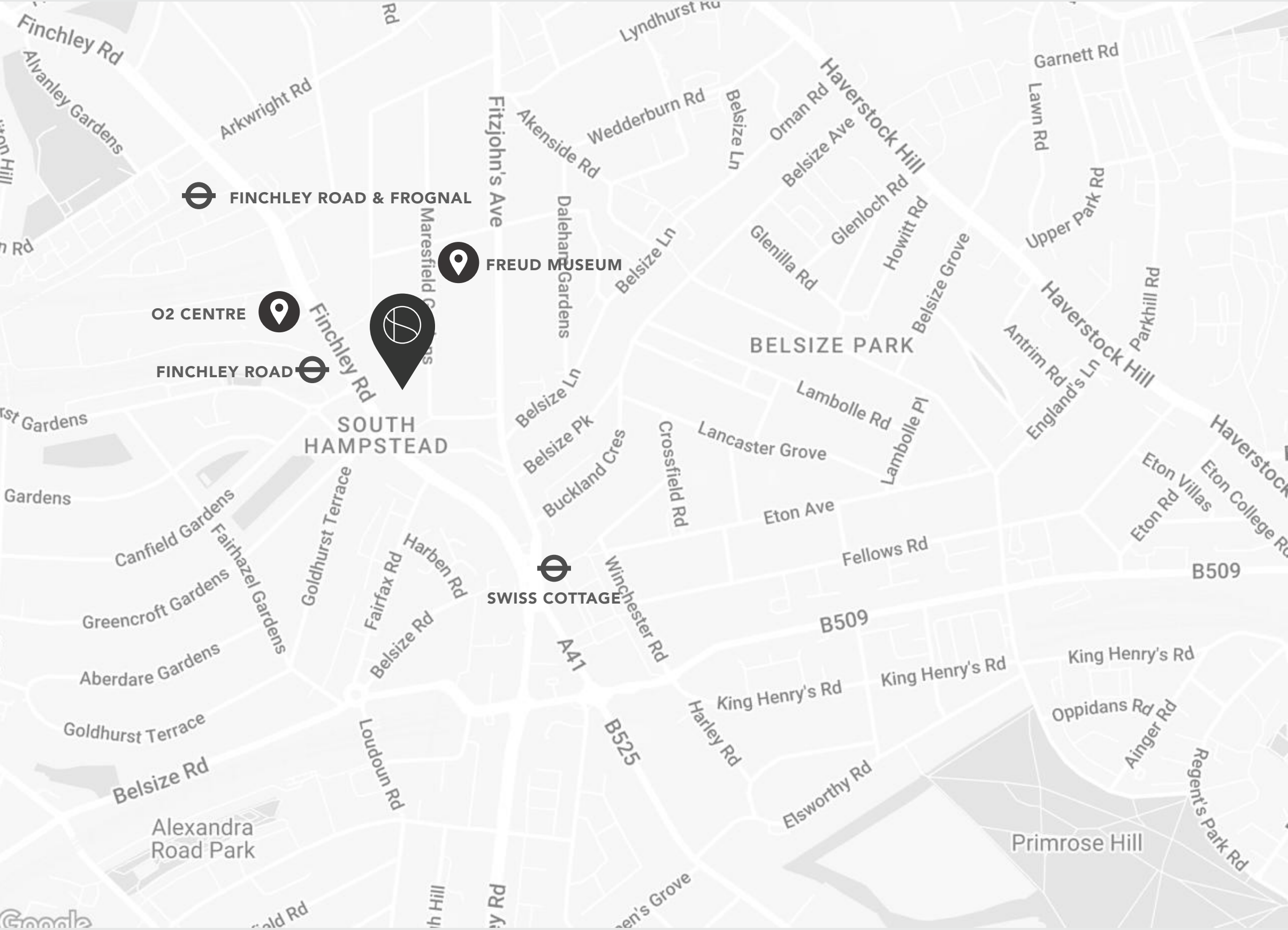
- Private terrace
- Communal garden
- Residents permit parking

Raised Ground Floor
Approx Gross Internal Area **978 Sq Ft** (90.9 Sq M)
Plan for illustration purposes only. Not to scale.



MARESFIELD GARDENS — NW3

Local Area



Terms

- **Tenure:** Leasehold
- **Length of lease:** Approximately 999 years remaining
- **Annual ground rent:** Peppercorn
- **Annual service charge amount:** Approximately £8,000
- **Council Tax band:** G

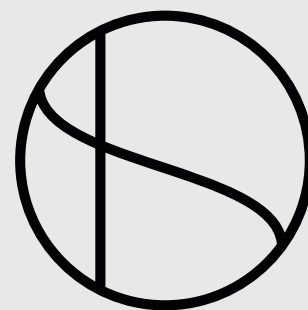
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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