



# Mourne House

Maresfield Gardens, Hampstead NW3    Asking Price £1,395,000

Situated on the top floor of this excellent purpose built block served by a lift is this bright and spacious two double bedroom, two bathroom penthouse apartment offering a generous reception and dining space with direct access to a large secluded private west facing terrace (354 square feet).

The principal bedroom has a private balcony and an en-suite bathroom. Stairs lead from the living space to a study above the living area, with exceptional far reaching views towards Wembley and Harrow-on-the-Hill, perfect for a work from home set up.

Externally the property offers a large lawned west facing communal garden which is gated and a secure allocated underground garage space for one vehicle. There is also additional off street parking for visitors/trades people as well as residential parking permits being available via the local authority.

The apartment forms part of a well maintained red brick purpose built block on Maresfield Gardens. Maresfield Gardens is a quiet & desirable residential turning well known as one of Hampstead's premier addresses. It is well located for the amenities, shops, restaurants and transport links that Hampstead Village (Northern Line) and the Finchley Road (Jubilee Line & Metropolitan Line) provide. Sole agent.





# Mourne House

Maresfield Gardens, Hampstead NW3

- Two double bedrooms
- Two bathrooms
- Guest WC
- Study
- Large private west facing terrace
- Private balcony
- Large gated communal garden
- Secure underground garage parking space





**Tenure:** Share of Freehold and a lease of 989 years remaining.

**Service Charge:** £7,608 including heating and hot water via a communal boiler and a contribution to the sinking fund.

**Ground Rent:** £0

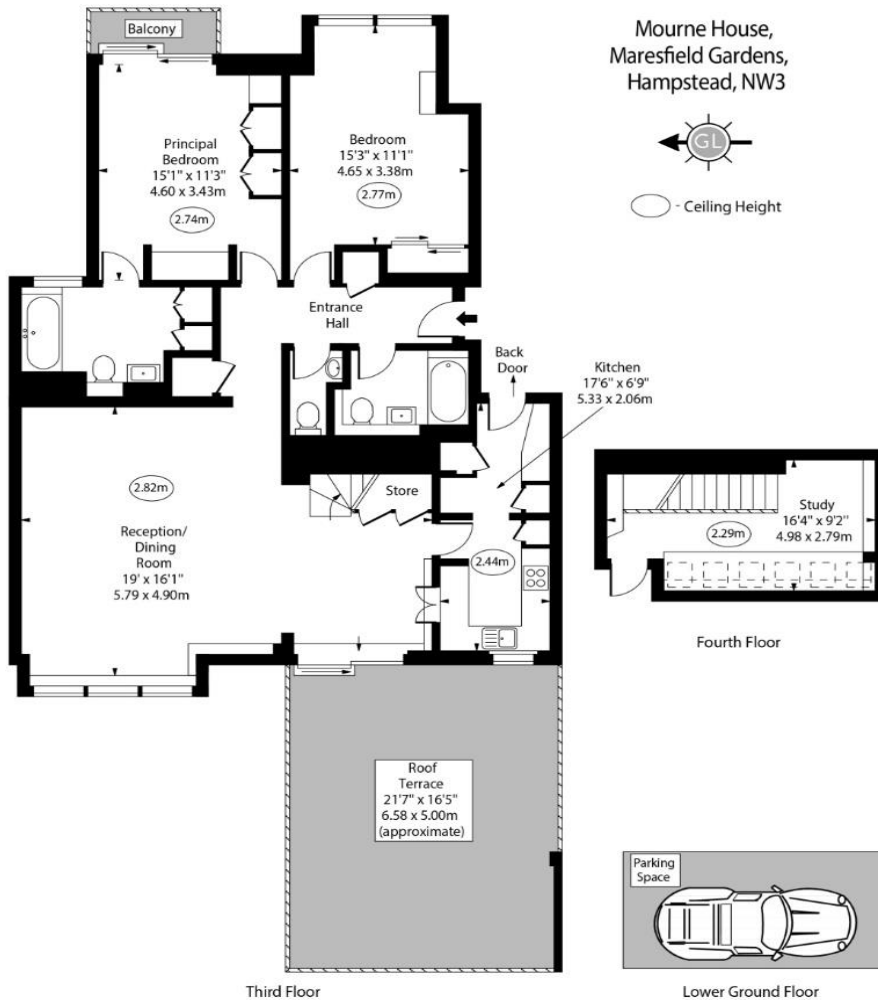
**Local Authority:** Camden

**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Third Floor  
 Approx Gross Internal Area 1320 Sq Ft - 122.63 Sq M  
 Approx Roof Terrace Area 354 Sq Ft - 32.89 Sq M

For Illustration Purposes Only - Not To Scale  
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