



**Maryon Mews, NW3**  
**£1,150,000, Freehold**



A rarely available and beautifully presented double fronted mews house in a gated community.

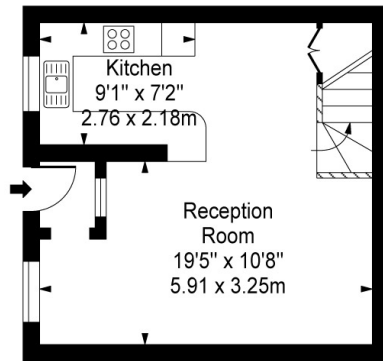
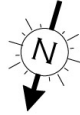




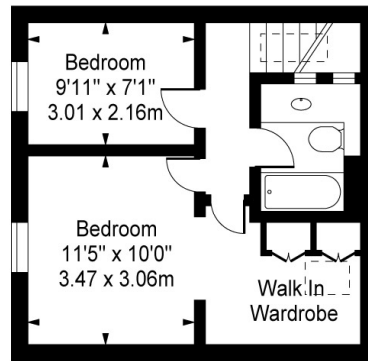
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	90
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		58	90
England, Scotland & Wales		EU Directive 2002/91/EC	

## Maryon Mews, NW3



Ground Floor



First Floor

**Approx Gross Internal Area 749 Sq Ft - 69.60 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.37793

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Salter Rex give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

A rarely available and beautifully presented double fronted mews house in a gated community.

The property comprises to the ground floor a semi open plan fully fitted high quality kitchen, a reception area with wood floors throughout. The upper floor has two double bedrooms one of which has a dressing room which could easily be a third bedroom and a marble family bathroom. Skylights in the ceiling provide extra light for the upstairs making this a bright and airy family home.

This is an exceptional house in a highly sought after location.

Maryon Mews is located moments from Hampstead Heath and within easy reach of the shops and cafés in South End Green and Hampstead Heath Overground Station, as well as the wide range of amenities at nearby Hampstead High Street, with Belsize Park (Northern Line) tube station providing links to the City and West End.