



Maresfield Gardens | London | NW3

Asking price £795,000 | Share of Freehold

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ADN
RESIDENTIAL

A spacious and well presented two double bedroom apartment arranged on the raised ground floor of a purpose-built block located on a tree lined road in Hampstead NW3.

This lovely apartment offers circa 1070 sq ft of well planned accommodation and comprises, spacious reception room with private terrace leading directly onto the communal gardens, separate fully fitted kitchen, two double bedrooms, family bathroom and a guest W.C. Additional benefits include inclusive heating and hot water, a underground parking for one car, lift and double glazed windows. Maresfield Gardens is ideally located 0.1m from Finchley Road underground station (Jubilee & Metropolitan lines).

Tenure: Share Of Freehold

Annual Service Charge: £7263.38 Per Annum (Includes Reserve Funds)

Annual Ground Rent: £50 Per Annum

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- | | |
|---------------------|---------------------------|
| • 2 Double Bedrooms | • Spacious Reception Room |
| • Family Bathroom | • Kitchen |
| • Terrace | • Communal Gardens |
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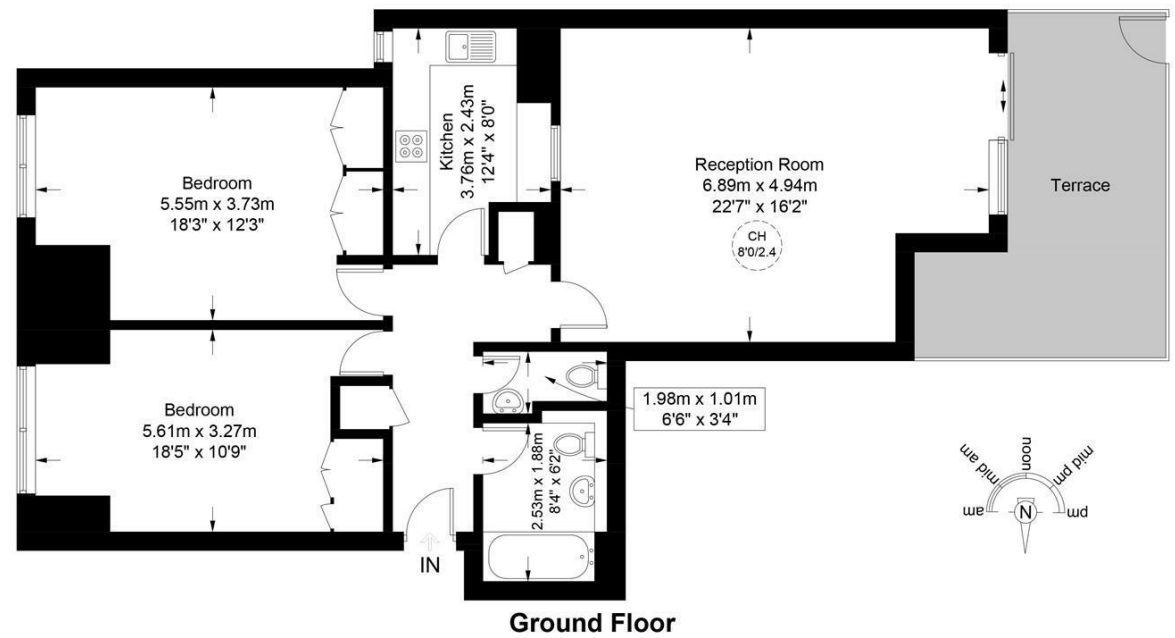
Council Tax Band: G
EPC: C





Mourne House, NW3

Approximate Gross Internal Area = 1070 sq ft / 99.4 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		74	78
EU Directive 2002/91/EC			

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