



Maresfield Gardens, Hampstead, NW3

Guide Price: £800,000

Benham
& Reeves

Maresfield Gardens, Hampstead, NW3

🏠 2 Bedroom (s) 🚿 3 Bathroom (s) 🔑 Leasehold

A wonderful opportunity to purchase a delightful and charming two bedroom garden level apartment comprising almost 900 sqft / 83 sqm within an imposing and impressive detached house located in a prime location in Hampstead.

This bright property in need of total renovation provides great potential to create a stunning home.

Benefits include a 19ft west facing reception room with bay window overlooking landscaped communal gardens, spacious principal bedroom with en-suite shower room, main bathroom and an additional shower room ensuite to the second bedroom, high ceilings and period features. Furthermore, there is a pathway leading to the garden entrance of the property which creates a level of privacy together with easy access.

Maresfield Gardens is a sought-after and highly prestigious residential tree lined road within close proximity of the excellent amenities and boutiques of both Hampstead and Belsize Village. Hampstead Underground station (Northern line) and the various transport links and amenities on the Finchley Road (Jubilee & Metropolitan lines) are nearby as well.





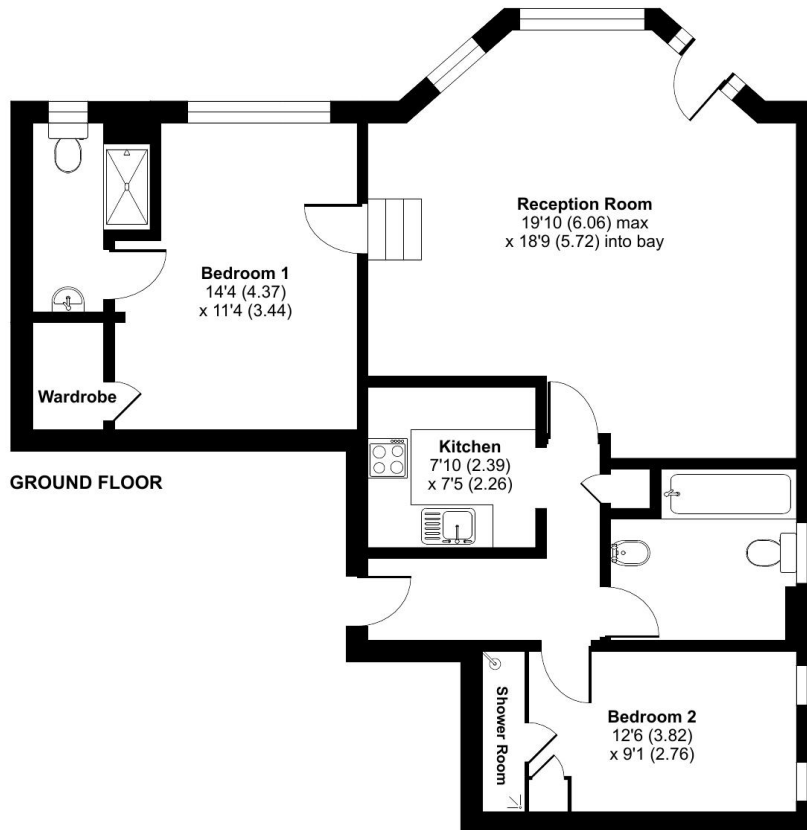
Property Features:

- 2 Bedrooms
- 1 Bathroom
- 2 Shower Rooms
- West Facing 19 ft Reception Room with Bay Window
- Over-Looking Wonderful Landscaped Communal Gardens
- 874 sqft / 81.2 sqm
- Fitted Kitchen
- Pathway to Garden Entrance of the Apartment
- Renovation Required with Great Potential
- Chain Free
- In accordance with the Estate Agents Act 1979, we must inform you that a member of Benham and Reeves staff has an interest in this property.



Maresfield Gardens, Hampstead, London, NW3

Approximate Area = 874 sq ft / 81.2 sq m
For identification only - Not to scale



Energy Efficiency Rating

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

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

| | |
|-----------------|---|
| Guide Price: | £800,000 |
| Tenure: | Leasehold Expires 14/12/2137 Approximately 112 Years Remaining |
| Ground Rent: | Peppercorn |
| Service Charge: | £4,716.00 (per annum) Service Charge - £4,716 p/a (2024) Reserve Fund - £1,236 p/a (2024) |

Viewings:

All viewings are by appointment only through our Hampstead Office.

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