



SALES | LETTINGS | MANAGEMENT

For Sale

2 Bedroom House

Maresfield Gardens, Hampstead, NW3

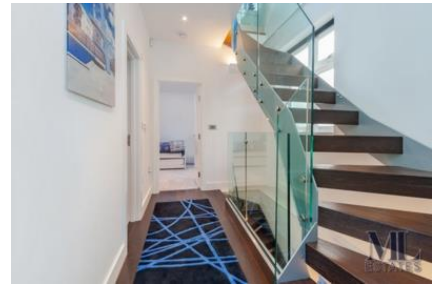
Amazing two double bedroom "Coach House" (1124 sq. ft.) situated on an enviable road located in the heart of Hampstead with the added bonus of an off-street parking space. This ultra-cool and modern property (1124 sq. ft.) boasts engineered wood flooring throughout, Lutron Lighting and an abundance of natural light from the multiple sash windows built into the property. The property has been refurbished to a very high standard to include new wood stairs with glass balustrade, CP Hart ensuite bathroom, new skylight in the ground floor bedroom, security film on ground floor windows and doors, 4 x CCTV cameras fitted around the home for extra security. Two bathrooms both with spacious shower units with rainforest shower heads, master bedroom with ensuite facilities. Communal gardens, off street private shed for bike storage etc. Share of Freehold. Call the SOLE AGENT now to book a viewing.



Double Glazed * Fitted Kitchen * Off-street Parking * Communal Garden * Gas CH * High Ceilings * Wooden Floors * Alarm * Furnished * Shower * Dishwasher

Offers in the region of £1,400,000 Share of Freehold

Maresfield Gardens, Hampstead, NW3

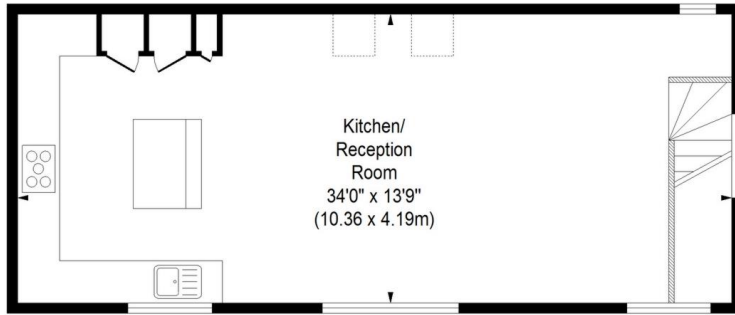


Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	54	69
England & Wales	EU Directive 2002/91/EC	

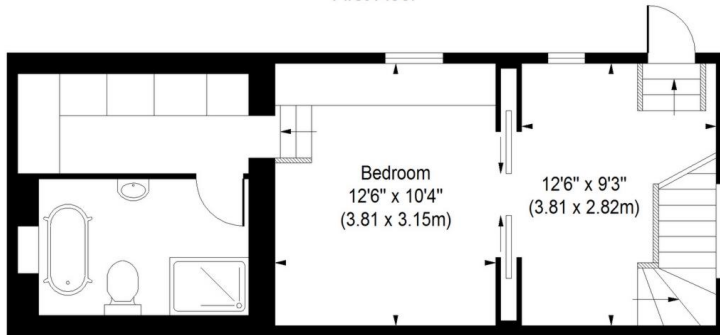
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	73
England & Wales	EU Directive 2002/91/EC	

Maresfield Gardens

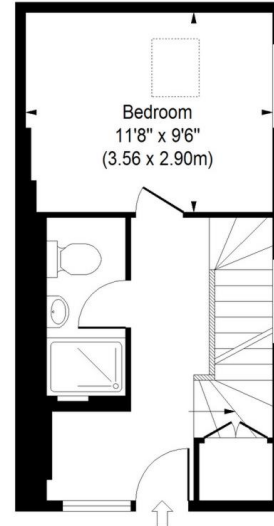
Approximate Gross Internal Area
1124 sq ft / 104.42 sq m



First Floor



Garden Floor



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

VIEWING BY APPOINTMENT WITH AGENTS ML ESTATES

367 West End Lane West Hampstead London NW6 1LP T: 020 7328 4444 E: info@m-l.co.uk W: www.m-l.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ML ESTATES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.