



## Maresfield Gardens, Hampstead, London, NW3 | £1,150,000






- Communal gardens
- An allocated garage
- Service charge Includes heating and hot water
- Brand new lease

- No onward chain

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

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An extraordinary two-bedroom apartment, found in a impressive period building, on a charming residential road. The property is centrally located for the vast array of amenities and transport links of Finchley Road (Jubilee & MET Line). Added benefits include, a well-manicured communal gardens and garage with an allocated parking space. The apartment has undergone a complete renovation including architecturally designed kitchen, bathrooms and floors throughout. Comprising of a large open-plan living and dining space; boasting beautifully high ceilings, large bay windows, private balcony and uninterrupted views across the communal gardens. The master bedroom is a great size and offers a walk-in wardrobe and en-suite shower room. The second bedroom faces West and is lovely and bright. It is near equal in size to the master and also offers garden views

-  Flat
- 
-  x 2
-  x 1
-  x 2



Oliver Kent

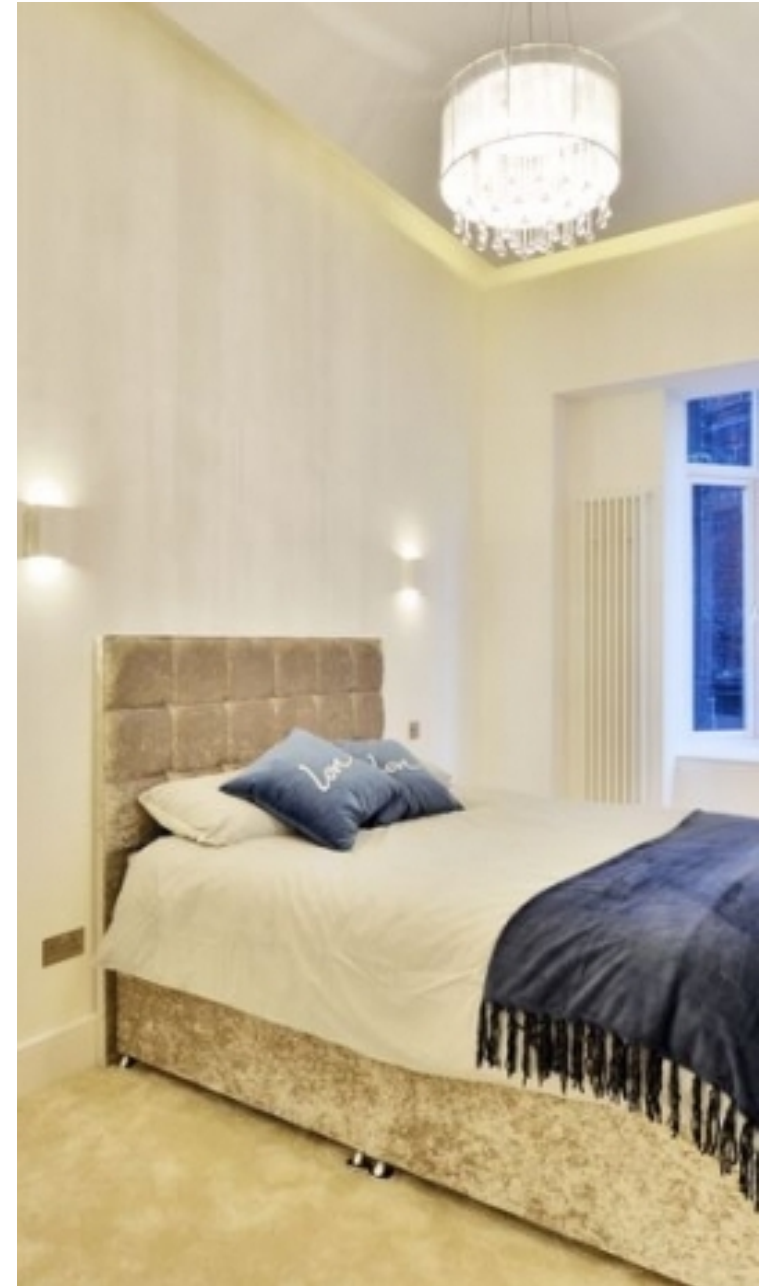
 [oliver.kent@vitaproperties.uk](mailto:oliver.kent@vitaproperties.uk)

 +4477 7274 0351



"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

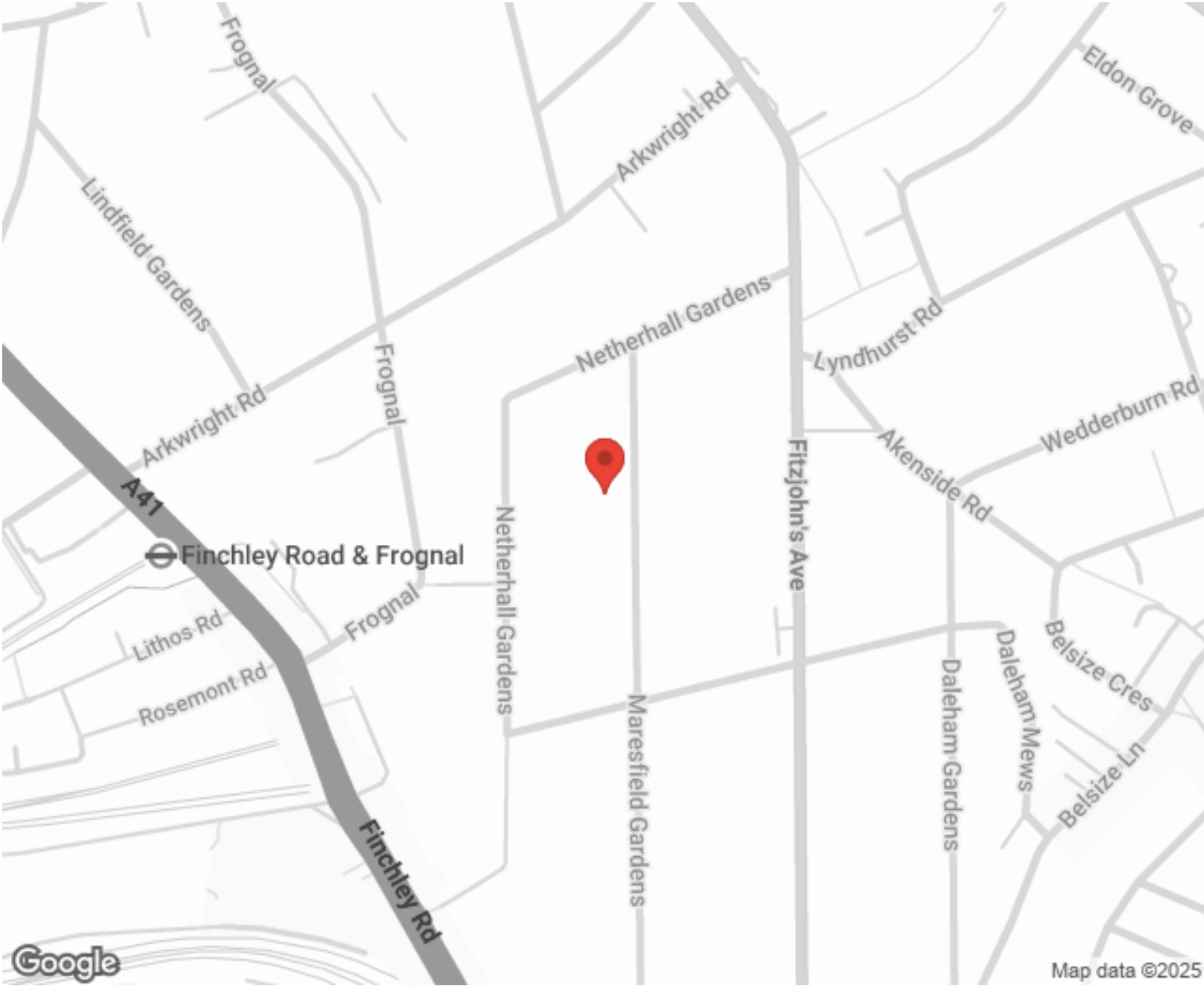
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
England, Scotland & Wales		EU Directive	

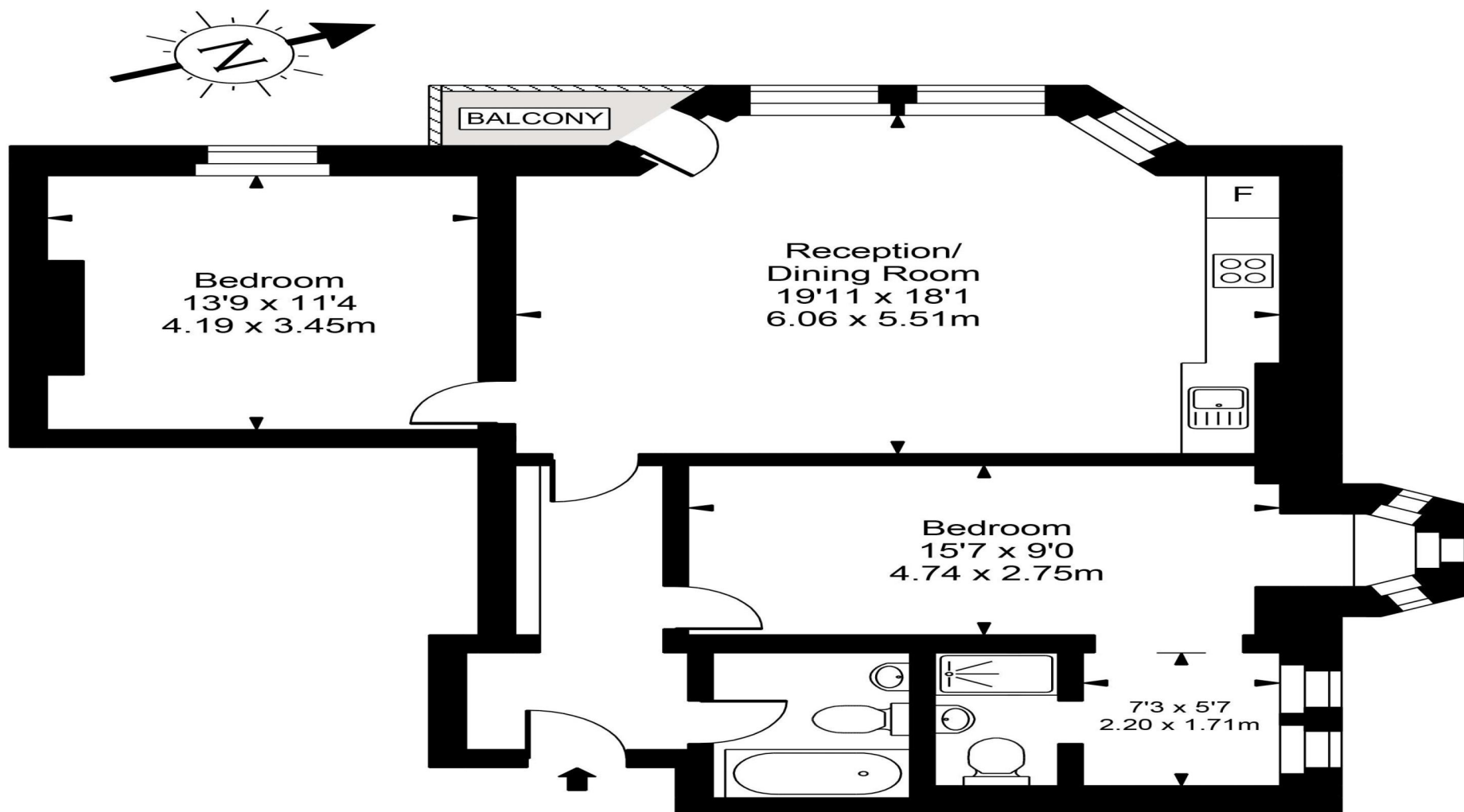
	76		
	56		
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive	

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## Raised Ground Floor



**Approx Gross Internal Area      948 Sq Ft - 88.07 Sq M**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
Floor plan by [www.bestangle.co.uk](http://www.bestangle.co.uk)