39 Fitzjohn’s Avenue
46 Maresfield Gardens
HAMPSTEAD NW3
Summary

An exceptional and rare opportunity in Hampstead with potential for conversion and / or development.

• 39 Fitzjohn’s Avenue, NW3 5JT
  A detached residential dwelling with a total Gross Internal Area of 2,057 sq m (22,143 sq ft). Previously in C2 use now with a Certificate of Lawful Existing Use from LB Camden confirming the use of the property as a single dwelling house.

• 46 Maresfield Gardens, NW3 5RX
  A detached residential dwelling subject to a life tenancy. Formal pre-applications entered into with LB Camden for a pair of detached houses or 6 apartments.

The site extends to a total of 0.7 hectares (1.72 acres) and is for sale part freehold / part leasehold subject to the life tenancy on 46 Maresfield Gardens. Our client may consider conditional offers and offers for all or part of the property.
Location / Situation

The Properties are located on the desirable streets of Fitzjohn’s Avenue and Maresfield Gardens in Hampstead, north west London.

The subject property is approximately 800 metres (0.5 miles) south of the centre of Hampstead Village, one of London’s most attractive, affluent and historically important ‘villages’. Hampstead Village provides extensive retail, leisure and cultural amenities as well as some of the capital’s and indeed the country’s most highly regarded schools.

Approximately 1.6km (1 mile) north east of the property is Hampstead Heath, one of London’s largest and best loved green spaces. The Heath is rich in wildlife, offers numerous opportunities for outdoor pursuits and panoramic views of the London from the top of Parliament Hill, as well as being home to Kenwood House, the former stately home.

Finchley Road Underground Station is approximately 500 metres (0.3 miles) south west of the property and provides access to the Metropolitan Line (King’s Cross St Pancras: 11 minutes) and Jubilee Line (Green Park: 9 Minutes and Canary Wharf: 23 minutes). Swiss Cottage Underground Station is approximately 600 metres (0.4 miles) south of the property and also provides access to the Jubilee Line. Belsize Park Underground Station is approximately 1.1km (0.7 miles) east of the property and provides access to the Northern line (King’s Cross St Pancras: 8 minutes and Bank: 16 minutes).
39 Fitzjohn’s Avenue

39 Fitzjohn’s Avenue is arranged over part lower ground, ground and two additional storeys and comprises an existing building thought to have been built in 1885 with later additions in the 1930’s, 1950’s and 1980’s. The property has a total Gross Internal Area of 2,057 sq m (22,143 sq ft) and also has the benefit of extensive grounds to the rear including a tennis court.

The property was originally a single residential dwelling and was later used by the Southwell House Youth Project as a residential institution with the later additions to the dwelling comprising dormitory rooms. The Property is currently used as a single residential dwelling (Class C3).

39 Fitzjohn’s Avenue extends to approximately 0.6 hectares (1.48 acres). There is a tunnel running underneath part of the property which forms the London Overground City Thameslink line and there is a ventilation shaft for the tunnel to the rear of the grounds.

We would note that there is a dropped kerb on Maresfield Gardens which has the potential to provide vehicular access to the rear of 39 Fitzjohn’s Avenue subject to gaining the necessary consents.
### 39 Fitzjohn’s Avenue Accommodation Schedule

<table>
<thead>
<tr>
<th>Building</th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1880’s Building</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lower Ground Floor</td>
<td>114</td>
<td>1,223</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>396</td>
<td>4,263</td>
</tr>
<tr>
<td>First Floor</td>
<td>359</td>
<td>3,863</td>
</tr>
<tr>
<td>Second Floor</td>
<td>271</td>
<td>2,921</td>
</tr>
<tr>
<td><strong>Gross Internal Area</strong></td>
<td>1,140</td>
<td>12,270</td>
</tr>
<tr>
<td><strong>1930’s Building</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Floor</td>
<td>246</td>
<td>2,651</td>
</tr>
<tr>
<td>First Floor</td>
<td>246</td>
<td>2,651</td>
</tr>
<tr>
<td>Second Floor</td>
<td>156</td>
<td>1,682</td>
</tr>
<tr>
<td><strong>Gross Internal Area</strong></td>
<td>648</td>
<td>6,984</td>
</tr>
<tr>
<td><strong>1950’s Building</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lower Ground Floor</td>
<td>82</td>
<td>884</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>83</td>
<td>892</td>
</tr>
<tr>
<td>First Floor</td>
<td>83</td>
<td>891</td>
</tr>
<tr>
<td><strong>Gross Internal Area</strong></td>
<td>248</td>
<td>2,667</td>
</tr>
<tr>
<td><strong>1980’s Building</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Floor</td>
<td>21</td>
<td>222</td>
</tr>
<tr>
<td><strong>Gross Internal Area</strong></td>
<td>21</td>
<td>222</td>
</tr>
<tr>
<td><strong>Total Gross Internal Area</strong></td>
<td>2,057</td>
<td>22,143</td>
</tr>
</tbody>
</table>

39 Fitzjohn’s Avenue

Lower Ground Floor

Ground Floor

Source: EDI Surveys Ltd: March 2015.
39 Fitzjohn’s Avenue

First Floor

Second Floor

Plans not to Scale - For Identification Purposes Only

Source: EDI Surveys Ltd: March 2015.
46 Maresfield Gardens

46 Maresfield Gardens is arranged over part lower ground, ground and one additional storey. We believe the property was built in 1967. The lower ground floor is currently utilised as garages and there is a terrace on the 1st floor above the ground floor and garages.

The property is subject to a life tenancy between the vendor and The Trustees for the Roman Catholic Purposes Registered. The property is occupied by a licensee / tenant of the previous owner and possession should revert back to the freeholder upon demise of the occupier; or the occupier ceasing to use the property as their residence.

We have been informed by the vendor that the Gross External Area of the property is approximately 210 sq m (2,261 sq ft). We would note that we have not been able to inspect the property internally to verify this area or calculate the Gross Internal Area and internal inspections of 46 Maresfield Gardens will not be possible during the marketing process.

There are currently 2 vehicular access points to 46 Maresfield Gardens.

46 Maresfield Gardens extends to approximately 0.1 hectares (0.24 acres).
Planning

The properties are located within the London Borough of Camden and are both within the Fitzjohn’s and Netherhall Conservation Area. None of the buildings at 39 Fitzjohn’s Avenue or 39 Maresfield Gardens are Listed. 39 Fitzjohn’s Avenue is identified in the Fitzjohn’s and Netherhall Conservation Area as an ‘unlisted building which makes a positive contribution to the special character and appearance of the area.’

39 Fitzjohn’s Avenue

A Certificate of Lawful Use was granted by LB Camden on 29th September 2015 confirming the use of the property as a single dwelling house was lawful within the meaning of Section 191 (Class C3) of the Town and Country Planning Act 1990 as amended. The Certificate of Lawful Use is available on the dataroom.

46 Maresfield Gardens

A formal pre-application was entered into with LB Camden in February 2014 for the proposed demolition of the existing house and the redevelopment to provide either 5 flats or 2 detached dwelling houses. A formal response was provided in March 2014.

A further pre-application was undertaken with LB Camden in August 2014 for the proposed demolition of the existing house and the redevelopment to provide 6 flats. A further formal response was provided in December 2014.

The plans for the pre-application submissions and the formal responses for both pre-applications are available on the dataroom.

Tenure

39 Fitzjohn’s Avenue

39 Fitzjohn’s Avenue is held part freehold part leasehold. Please see the site plan below for an indicative diagram of the freehold and leasehold boundaries. The area hatched red is held freehold and the area hatched blue is held leasehold. The leasehold interests are held for the residue of 999 year terms.

46 Maresfield Gardens

46 Maresfield Gardens is held freehold as per the area hatched green on the site plan below and is for sale subject to the life tenancy to The Trustees for the Roman Catholic Church Purposes Registered. Possession of the property should revert back to the freeholder upon demise of the occupier or the occupier ceasing to use the property as their residence.

In 1938 when 48 Maresfield Gardens was sold covenants were imposed on the retained land for the benefit of 48 that no building to be erected on the land shall be used otherwise than as a private dwelling house or a private garage or for outhouses in connection with a private dwelling house. The restriction, if it is enforceable, may need modifying in order to permit use of a building as flats (as opposed to houses).

A full set of title documents for both properties are available on the dataroom.
**EPC’s**

39 Fitzjohn's Avenue and 46 Maresfield Gardens have both been classified as having a current EPC rating of D(58).

The full EPC reports are available on the dataroom.

**VAT**

We understand that 39 Fitzjohn’s Avenue and 46 Maresfield Gardens are not elected for VAT.

**Method of Sale**

Unconditional offers are preferred for the freehold and leasehold interest, subject to contract and the existing life tenancy. Our client may consider conditional offers and offers for all or part of the property.
Viewings

Viewings are strictly by appointment, please contact the sole selling agents to make an appointment.

Further Information

Further information is available at:
www.savills.com/39fitzjohnsavenue

Contacts

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