



A beautifully renovated four bedroom apartment flooded with natural light and with access to a large communal garden.

Maisemore Mansions, 35 Canfield Gardens, London, NW6

£1,899,000 Share of Freehold



**Reception room • Eat-in kitchen • Three bedrooms
• Dining room (or 4th bedroom) • Bathroom •
Shower room • Sun room • Utility room • Storage •
Communal gardens**

About this property

A beautiful and bright 3 (or 4) bedrooms apartment set on the second floor of a mansion block offering in excess of 1,900 sq ft of living space. The architect designed renovation include Dinesen wood floor, Dornbracht faucets, built in sound and image wiring, fitted wardrobes, and restoration of original period features. The accommodation further benefits from a large eat-in kitchen and utility room, sun room and direct access to the immaculate Greencroft communal gardens.

Local Information

Located in one of the premier roads in West Hampstead, the apartment is ideally located for the amenities and shops of Hampstead, Finchley Road and West End Lane. Its location also benefits close proximity from many local schools, the O2 Center, and the green spaces of Primrose Hill and Hampstead Heath. The property is located approximately 0.1 miles from Finchley Road Station, 0.4 miles from South Hampstead Overground Station, 0.8 miles from West Hampstead and Overground Station, and 1.1 miles from Belsize Park Station.

Tenure

Share of Freehold

Local Authority

London Borough Of Camden

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.
Telephone: +44 (0) 20 7472 5000.





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Gross Internal Area 1908 sq ft, 177.3 m²

Storage 39 sq ft, 3.6 m²

Total 1947 sq ft, 180.9 m²



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Maisemore Mansions

Gross Internal Area(Approx)

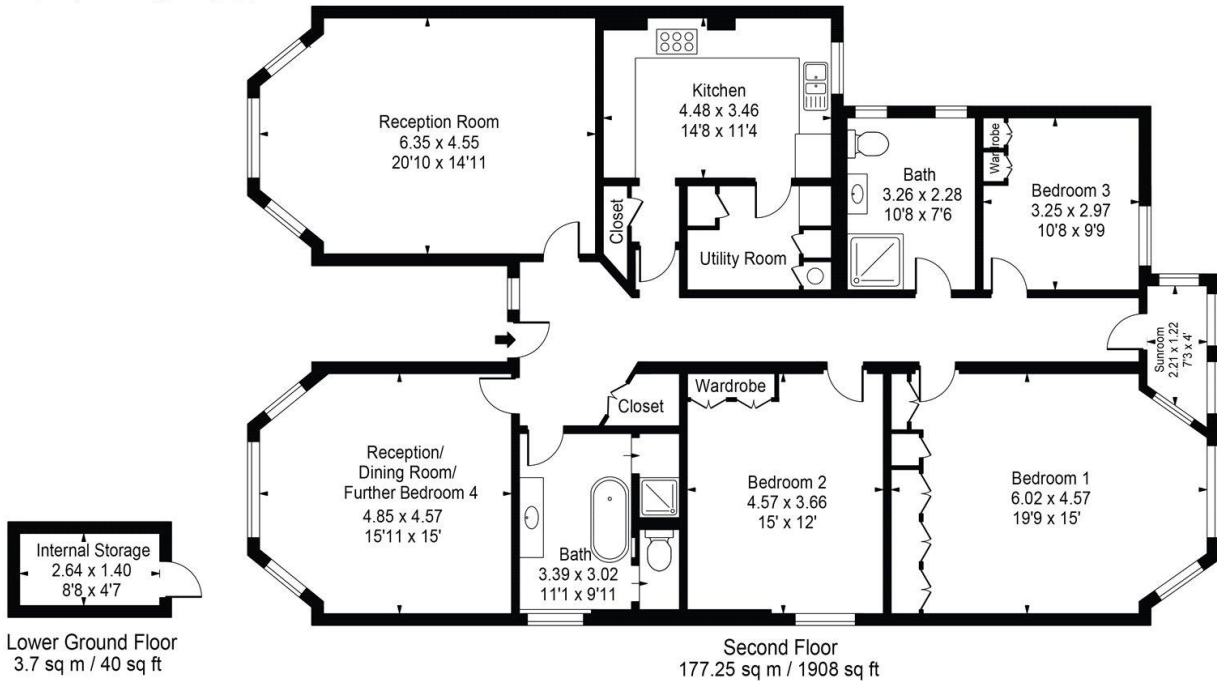
House = 177.25 Sq m / 1908 Sq ft (Excluding Internal Storage)

Internal Storage = 3.62 Sq m / 39 Sq ft

Total = 180.88 Sq m / 1947 Sq ft

For Illustration Purposes Only - Not To Scale

Floorplan by Humble Spy Photography Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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