A UNIQUE ARCHITECTURAL GEM, AVAILABLE FOR THE FIRST TIME IN 65 YEARS

MARESFIELD GARDENS
HAMPSTEAD, LONDON, NW3

Guide Price £3,750,000, Freehold
A UNIQUE ARCHITECTURAL GEM, AVAILABLE FOR THE FIRST TIME IN 65 YEARS

3 reception rooms • kitchen/breakfast room
• 5 bedrooms • 3 bathrooms • guest cloak room
• double garage • driveway parking • 2 balconies
• garden

EPC Rating = E Council Tax = H

Situation
Maresfield Gardens is a quiet residential street which runs north to south connecting Netherhall Gardens and Fitzjohn's Avenue. It is excellently located for several of the outstanding local schools.

The property is also close to several local shopping areas, all of which have a diverse range of shops, restaurants and cafes in charming settings. These include Hampstead, Belsize Village, England's Lane, Primrose Hill & Finchley Road.

The closest Underground Station is Finchley Road (Jubilee & Metropolitan Lines), as well as Finchley Road & Frognal Overground Station which are both approximately 650 metres away. Hampstead Underground Station (Northern Line) is approximately 800 metres away.

Description
A fine example of a modernist house built in 1938/9 by a Viennese emigre - Hermann Zweigenthal whose associates in London, among others, were Walter Gropius and Marcel Breuer. Zweigenthal's high standing in 1920s Berlin is recognised today by the denotation of historical importance bestowed on his iconic Kant Garage, Berlin.

The Bauhaus principles of focus on natural light and the interconnectivity between the rooms is evident here in a surprisingly early example of this style, which is highly regarded and emulated by today's architects and more usually associated with the 1950s and 1960s rather than the 1930s.

Arranged over three floors, this detached freehold house provides an exciting refurbishment opportunity, and benefits from driveway parking, a double garage and a charming rear garden.

The lower ground floor features the integral garage, WC, a wine cellar and the plant room. On the ground floor there are three bright and spacious reception rooms, two of which has doors leading out onto the terrace and the garden. There is also a kitchen/breakfast room and a guest cloakroom.

Bedroom accommodation is arranged over the first floor and comprises five bedrooms, three of which have balcony access and three bathrooms.

Viewing
Strictly by appointment with Savills.
Maresfield Gardens, Hampstead, NW3
Gross Internal Area (approx) = 233.6 sq m / 2514 sq ft (Excluding Void)
Garage = 24.7 sq m / 266 sq ft
Total = 258.3 sq m / 2780 sq ft
For identification only. Not to scale.
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