



# A stunning two bedroom apartment with a private patio

**Maresfield Gardens, Hampstead, London, NW3**

£461 pw (£1,977 pcm) plus fees apply, Furnished, Unfurnished  
Available from now

savills

• 2 bedrooms • Reception room • 2 bathrooms

- Modern period conversion
  - Tiled flooring
  - Patio terrace
- Easy access to transport

#### Local Information

Very close to the heart of Hampstead Village but not far from Swiss Cottage and Belsize Park. The location is very good as it is near to transport links and to shops and restaurants too.

#### About this property

This property is modern and in excellent condition. There is ample storage as both bedrooms have fitted wardrobes. Maresfield Gardens is a quiet leafy street in the heart of Hampstead. The many shops and boutiques of the village are a short walk away, as are the supermarkets, cinemas and bus routes of Finchley Road. Two bedrooms, two bathrooms, reception room, fully-fitted kitchen, patio terrace.

#### Furnishing

Furnished, Unfurnished

#### Local Authority

London Borough Of Camden, London  
Council Tax Band = D

#### Energy Performance

EPC Rating = E

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Lettings Office.  
Telephone: +44 (0) 20 7472 5030.



**Maresfield Gardens, Hampstead, London, NW3**  
**Gross Internal Area** 735 sq ft, 68.3 m<sup>2</sup>

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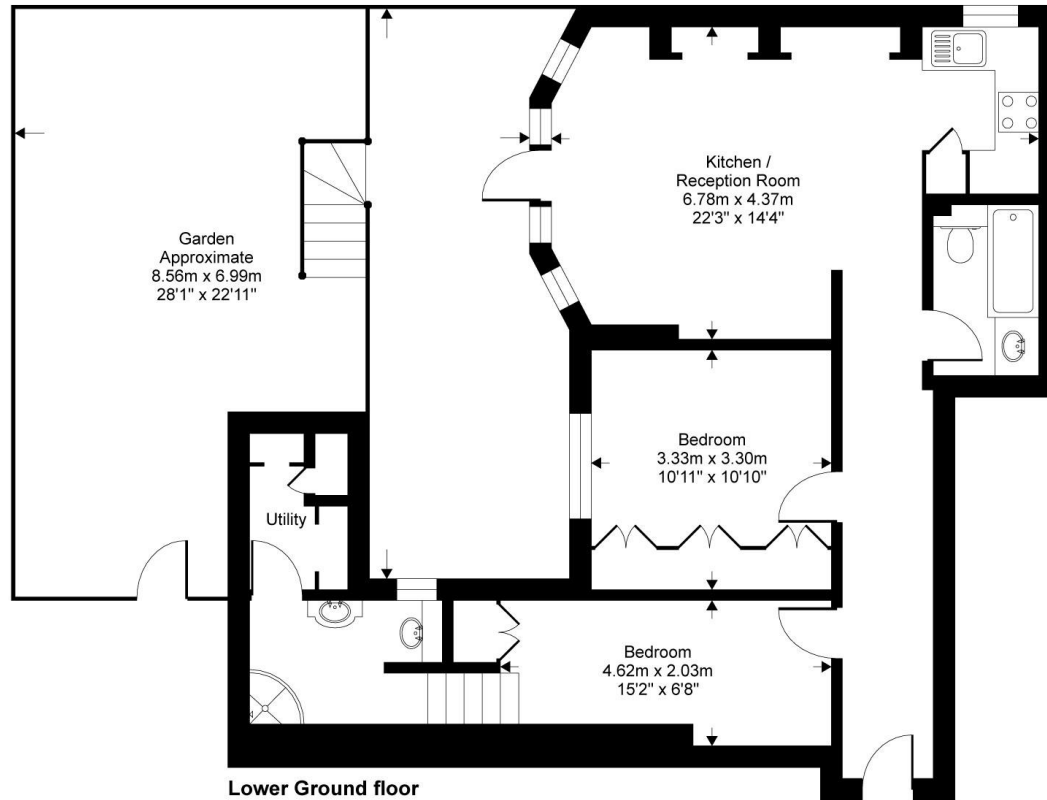
## Maresfield Gardens, London, NW3


Gross internal floor area (approx):

70.4 sq m / 758 sq ft

For Identification only - Not to scale

Niche Communications



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	57
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20200512GNKA

