

# AUCOOT



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#### ADDRESS

Maresfield Gardens, Hampstead, London,  
NW3

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PRICE

£3,000,000

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ARCHITECT

Pinzauer

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## INFORMATION

Positioned within a handsome Victorian villa on one of Hampstead's most sought-after streets, this outstanding two-bedroom apartment features an expansive and rarely available south-facing roof terrace. Located beside the Grade II-listed St Thomas More Church, celebrated for its striking mid-century design, the building formerly comprised a detached townhouse and ancillary coach house, and has now thoughtfully been transformed by renowned architectural designers Pinzauer.

Entry to the apartment takes in the building's elegant red-brick façade, projected square bays and balanced proportions, which are echoed by the grand villas along nearby Fitzjohn's Avenue. Recently landscaped, the front garden has Corten-steel planters and bullnose-limestone steps leading to the raised entrance.

Each apartment in the building is accessed via a leather-lined lift that opens directly into the home. Located on the second floor, the lift arrives into a wide hallway, where chevron-patterned engineered oak flooring with underfloor heating runs throughout, creating a strong sense of cohesion and flow. At the front of the apartment are two generous west-facing bedrooms, both with en-suite bathrooms, featuring Arabascata marble and Vola fixtures, as well as ample storage.

Special attention has been paid to the finishes throughout, this is especially evident in the dark-timber panelling and bespoke joinery used in the breakfast room and kitchen. The Boffi kitchen features integrated appliances by Gaggenau and Miele, as well as pale yellow Carrara marble worktops. The eye is drawn naturally towards the main reception room and out towards the roof terrace. A generous provision of windows spill natural light throughout, including two sash windows and French doors in the reception room.

The large paved terrace enjoys uninterrupted southern and westerly aspects. Box hedging provides privacy, while open views extend towards the high-level glazing of St Thomas More Church.

Pinzauer has also installed full air conditioning, acoustic treatment, Crestron and Lutron smart-home systems, as well as pre-wiring for AV, electric blinds, and remote monitoring.

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### LEASE LENGTH

999 years

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### SERVICE CHARGE

£6,500 per annum

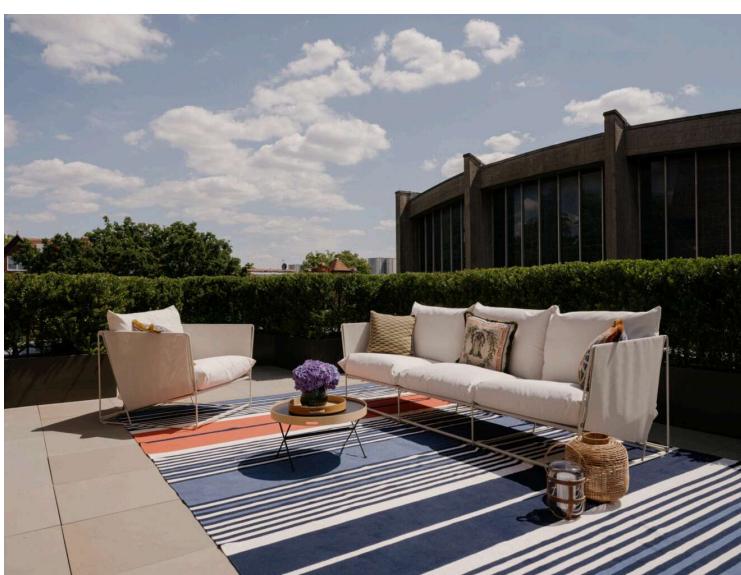
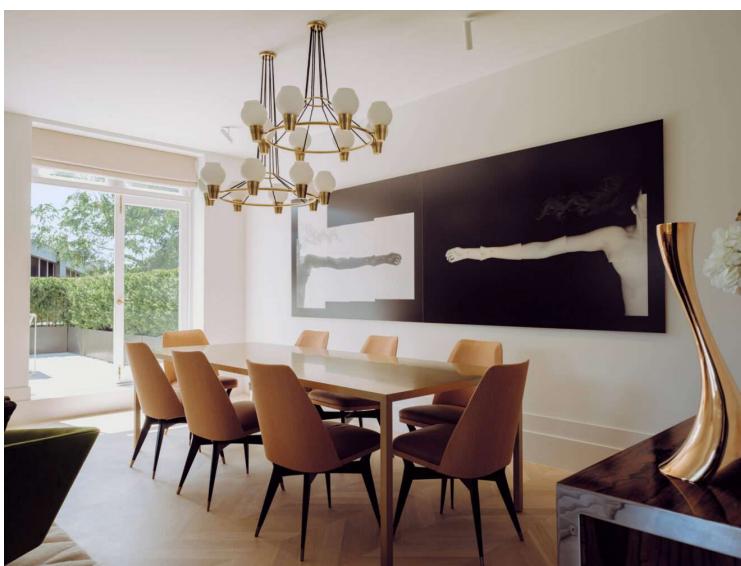
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### EPC

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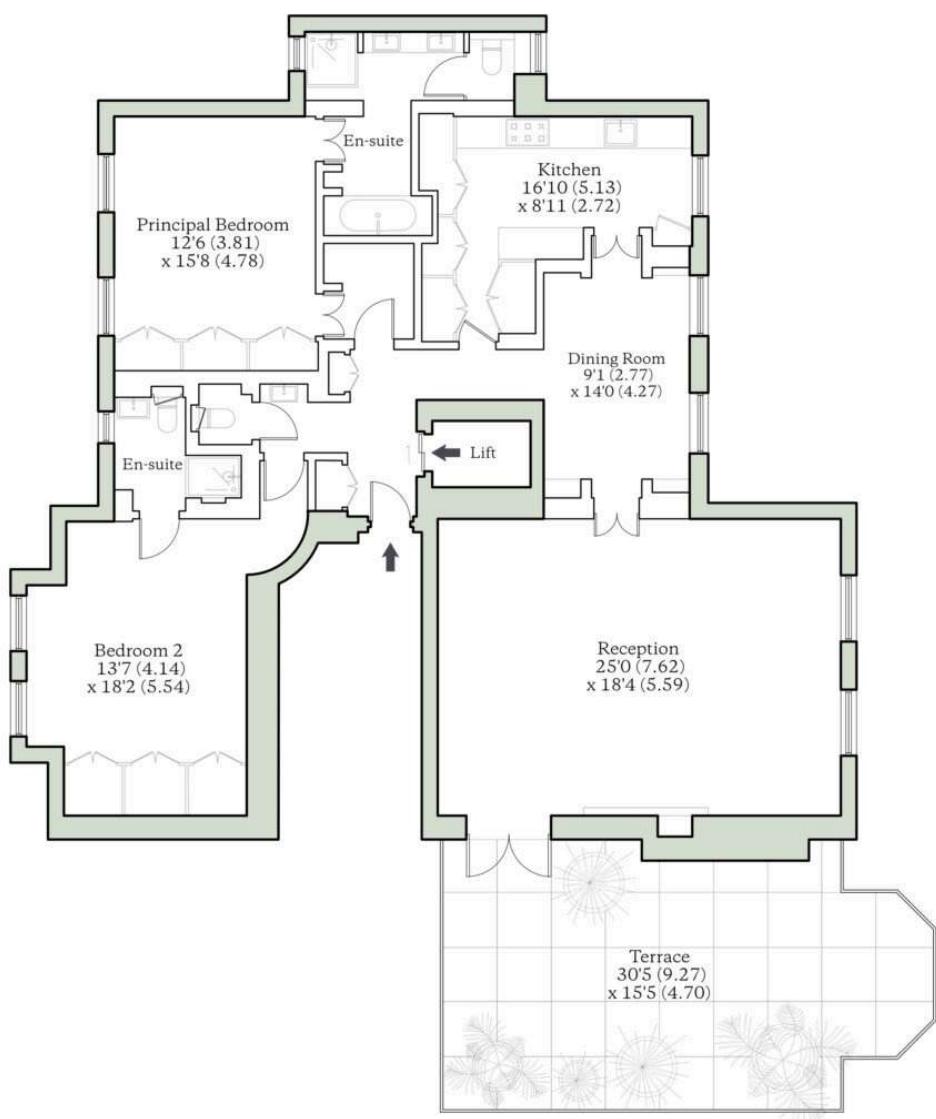
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## MARESFIELD GARDENS, LONDON, NW3

Approx. Internal Area = 1663 sq ft / 154 sq m  
Approx. Terrace Area = 450 sq ft / 42 sq m  
For identification only - Not to scale



**AUCOOT**  
RICS Property Measurements Standard