



MARESFIELD  
GARDENS

HAMPSTEAD | LONDON | NW3 5SU

# RESIDENTIAL REFURBISHMENT / CONVERSION OPPORTUNITY IN HAMPSTEAD





## SUMMARY

An outstanding refurbishment / conversion opportunity in desirable Hampstead.

- The property comprises two four-storey semi-detached former dwelling houses.
- The property extends to 944.4 sq m (10,166 sq ft) GIA, and is on a plot of 0.13 hectares (0.32 acres).
- The buildings have been used for teaching and clinical purposes for several decades. It is anticipated the lawful use will revert to residential (Class C3) when the present occupiers vacate.
- The property is available freehold with vacant possession.





# THIS ATTRACTIVE AND AFFLUENT AREA PROVIDES A WEALTH OF RETAIL, LEISURE AND CULTURAL AMENITIES AND A WIDE CHOICE OF BARS AND RESTAURANTS

## LOCATION & SITUATION

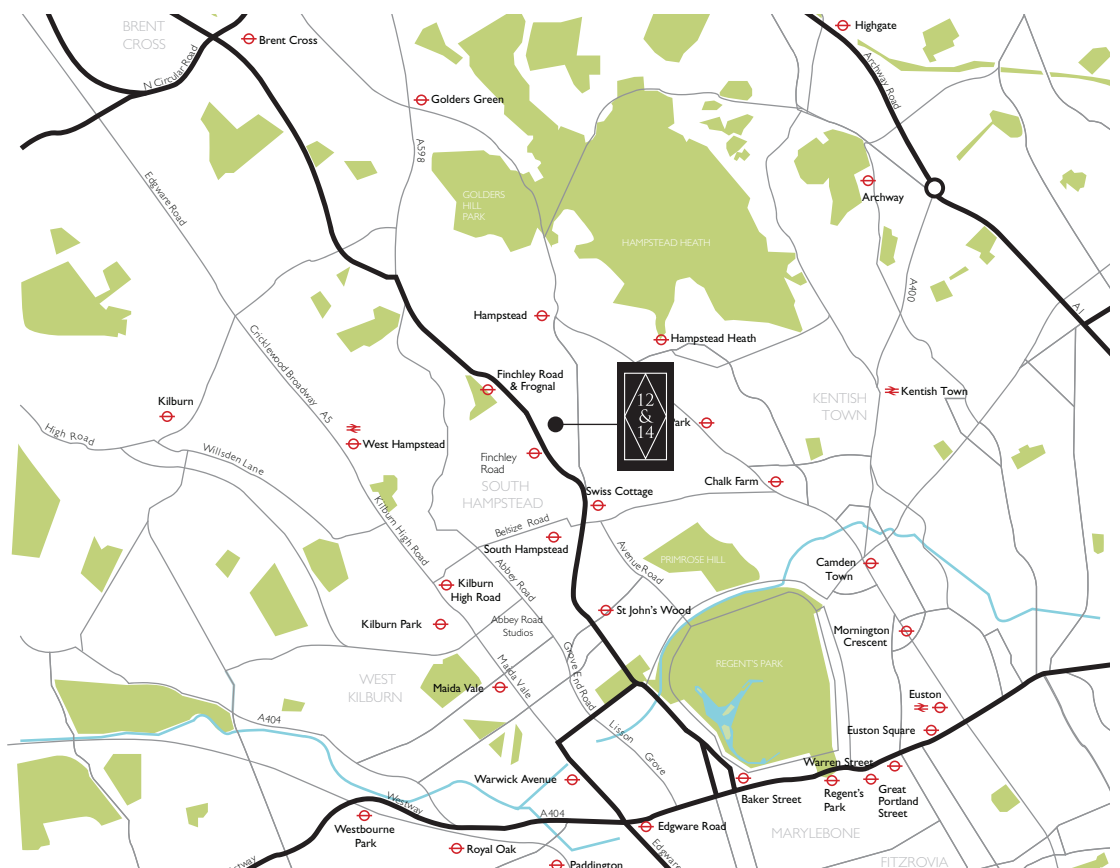


The Properties are located on Maresfield Gardens in Hampstead, North West London, an attractive street characterised by large dwelling houses with generous gardens. Maresfield Gardens runs south from Netherhall Gardens and turns east at the southern end to join Fitzjohn's Avenue (B511).

The centre of Hampstead Village is approximately 800 metres to the north. This attractive and affluent area provides a wealth of retail, leisure and cultural amenities and a wide choice of bars and restaurants. Finchley Road (A41) is just 150 metres south west of the property and is a bustling thoroughfare with an extensive selection of convenience and specialist

retailers. The properties are well located for access to London's parks, with the green expanse of Hampstead Heath 1.1km (0.7 miles) to the north east and Primrose Hill and the northern extent of Regent's Park an equivalent distance to the south east.

Finchley Road Underground Station is 160 metres to the south west 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 400 metres to the south east providing access to the Jubilee Line.



Not to Scale - For Identification Purposes Only.

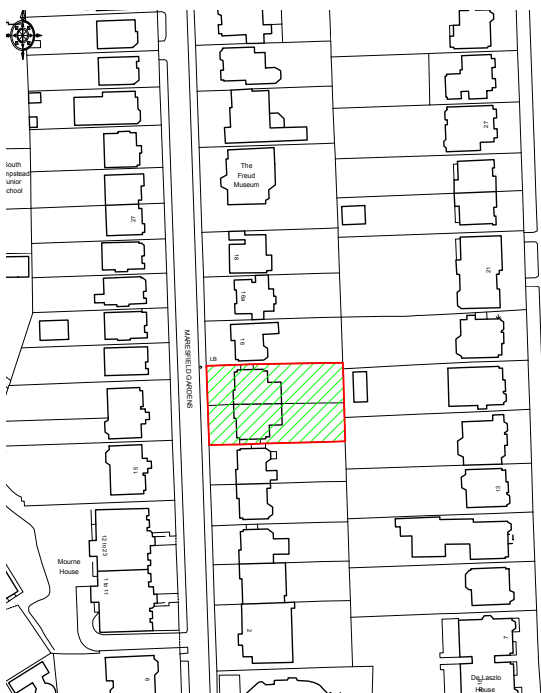
# DESCRIPTION

12 & 14 Maresfield Gardens are a pair of attractive semi-detached Victorian houses, set behind a low boundary wall on the east side of Maresfield Gardens. The properties are constructed with purple brick and have recessed balconies with wooden railings on gables to the front elevation. The properties are four storeys arranged over lower ground, ground, first and second floors. A set of steps with iron railings lead to an entrance door at raised ground level on both properties. There are steps down to a lightwell and entrance doors under these stairs for access to lower ground floors. At lower ground floor level a modern single storey extension into the rear garden has been constructed across most of the rear elevation of both properties. The properties are connected through openings in the party wall at all floors save second.

Both properties are in use for teaching and clinical purposes, with rooms used as classrooms, offices, storage etc. Many of the attractive original internal features are still in place. To the rear of the properties are gardens extending approximately 21 metres.

Table of gross internal areas.

Floor	Sq ft	Sq m
Lower ground	326.0	3,509
Ground	221.4	2,383
First	209.9	2,260
Second	187.1	2,014
<b>Total</b>	<b>944.4</b>	<b>10,166</b>



NOTE:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100024244 Savills (UK) Ltd. NOTE:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

# EPC

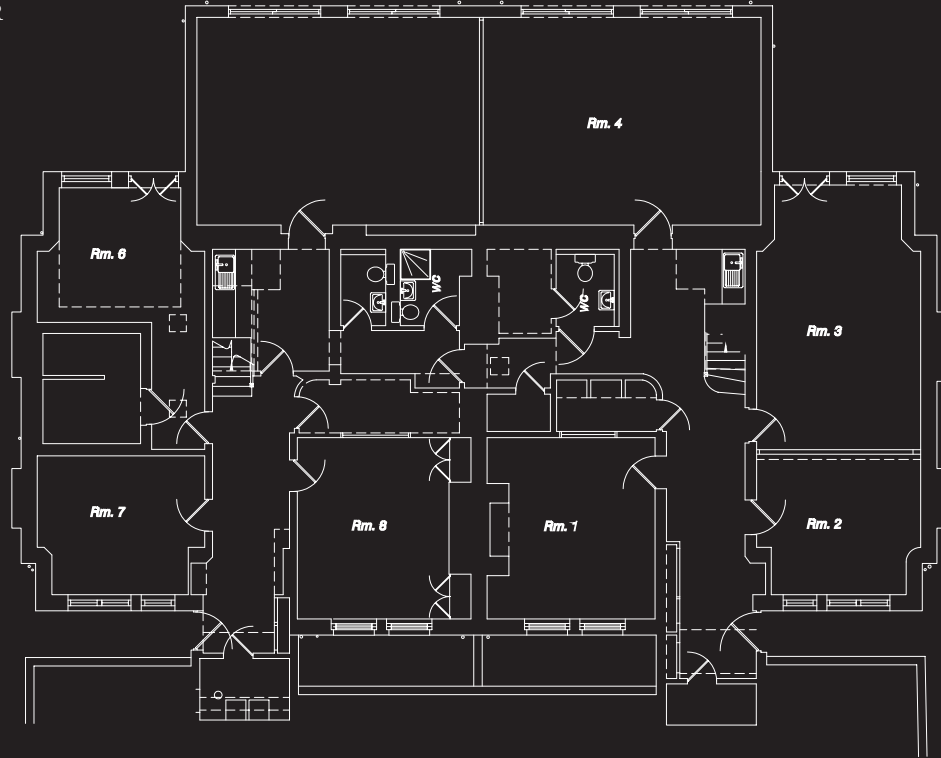
The EPC certificate's will be available on the online dataroom.



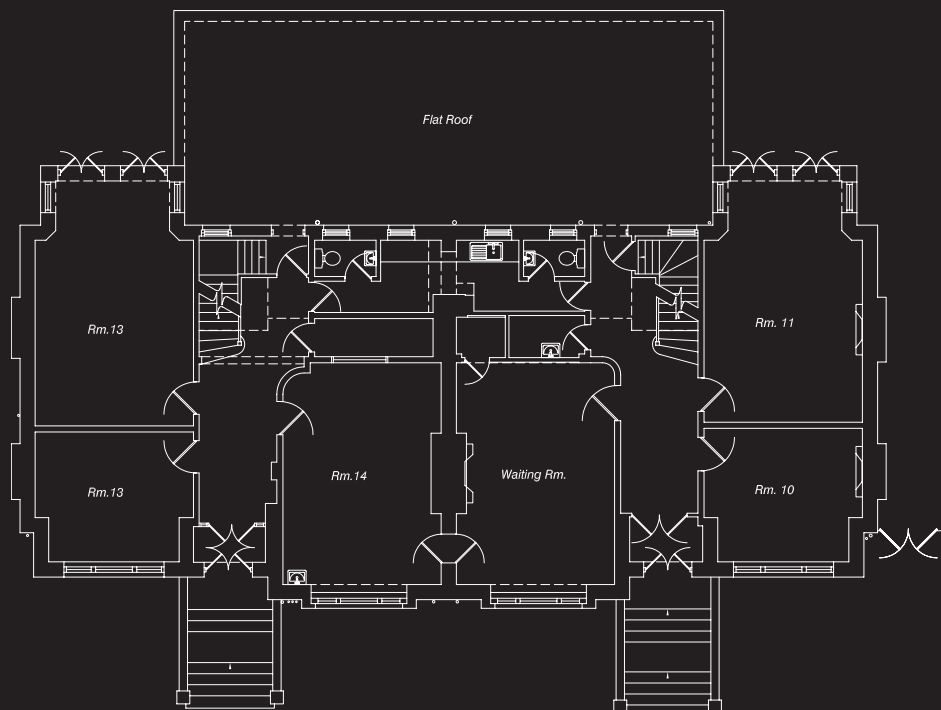


# FLOOR PLANS

LOWER GROUND FLOOR

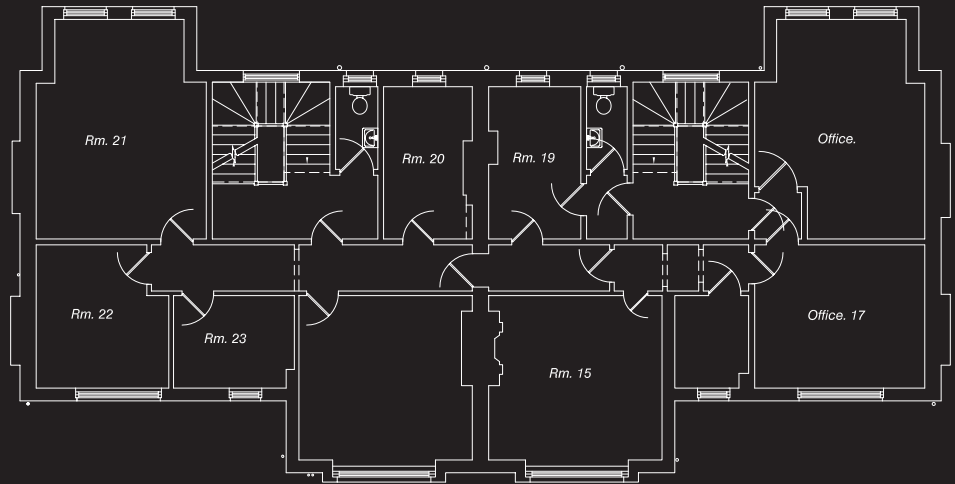


GROUND FLOOR

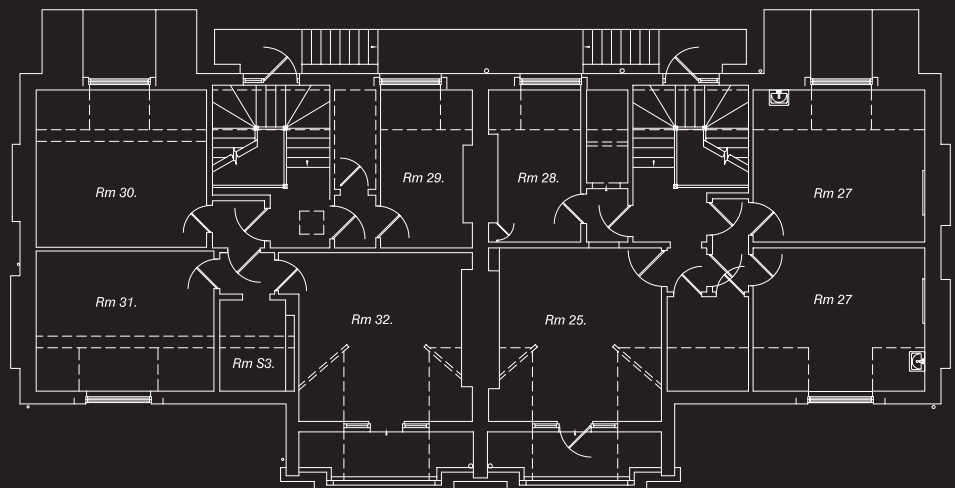




FIRST FLOOR



SECOND FLOOR





## PLANNING

The properties are in the administrative boundary of The London Borough of Camden. The site and buildings are not Statutorily or Locally Listed. The site lies in the Fitzjohns / Netherhall Conservation Area (Sub Area 1). The site and premises have been identified by the LPA within their "Fitzjohns / Netherhall Conservation Area Statement (2001)" as being a building that makes a "positive contribution" to the character and appearance of the Conservation Area.

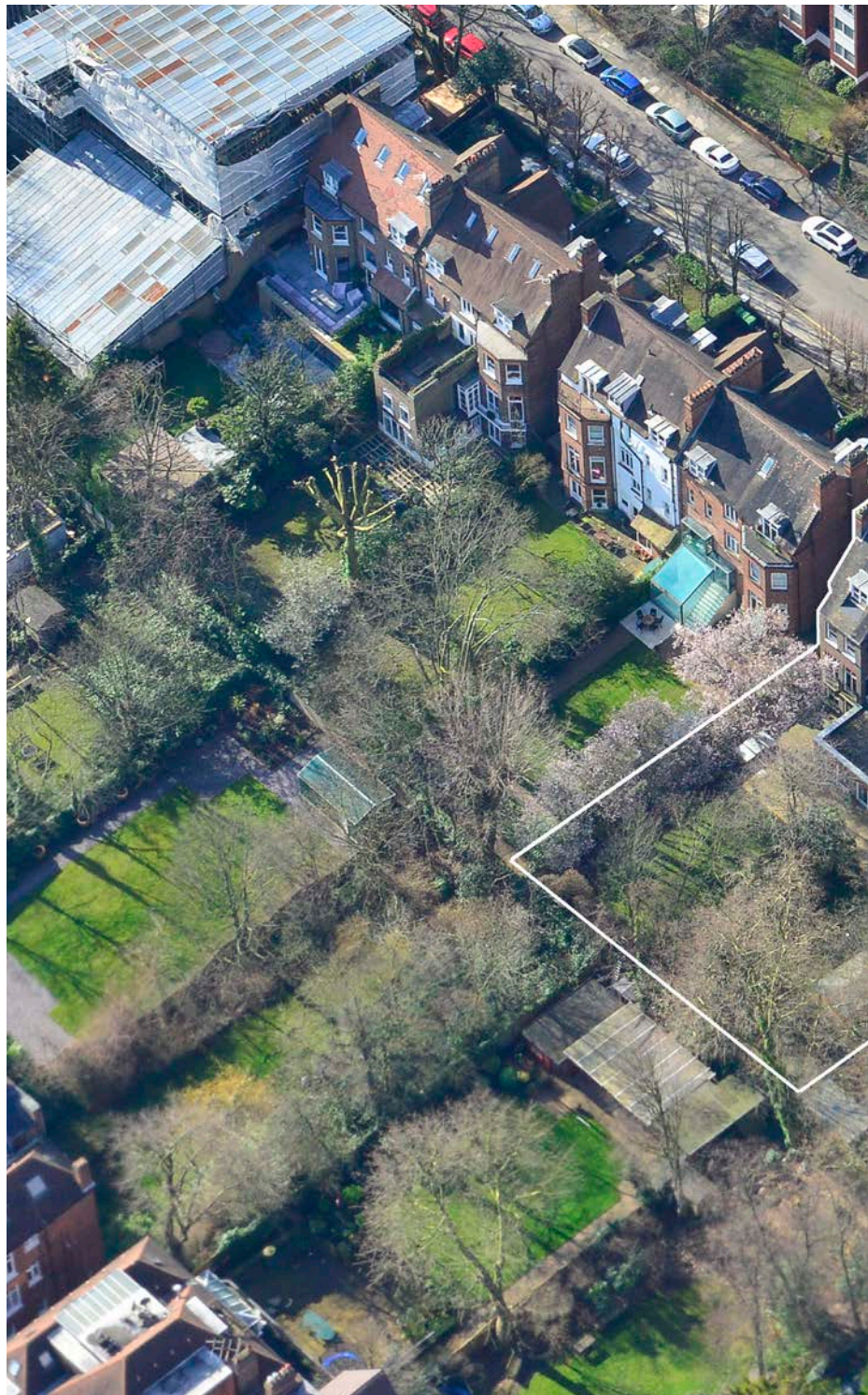
The planning history indicates that the existing use is personal to the present occupier and that when they vacate the properties will likely revert to residential accommodation falling within Class C3. A summary of the planning history and the conclusions drawn from it by Savills Planning department is provided on the online dataroom.

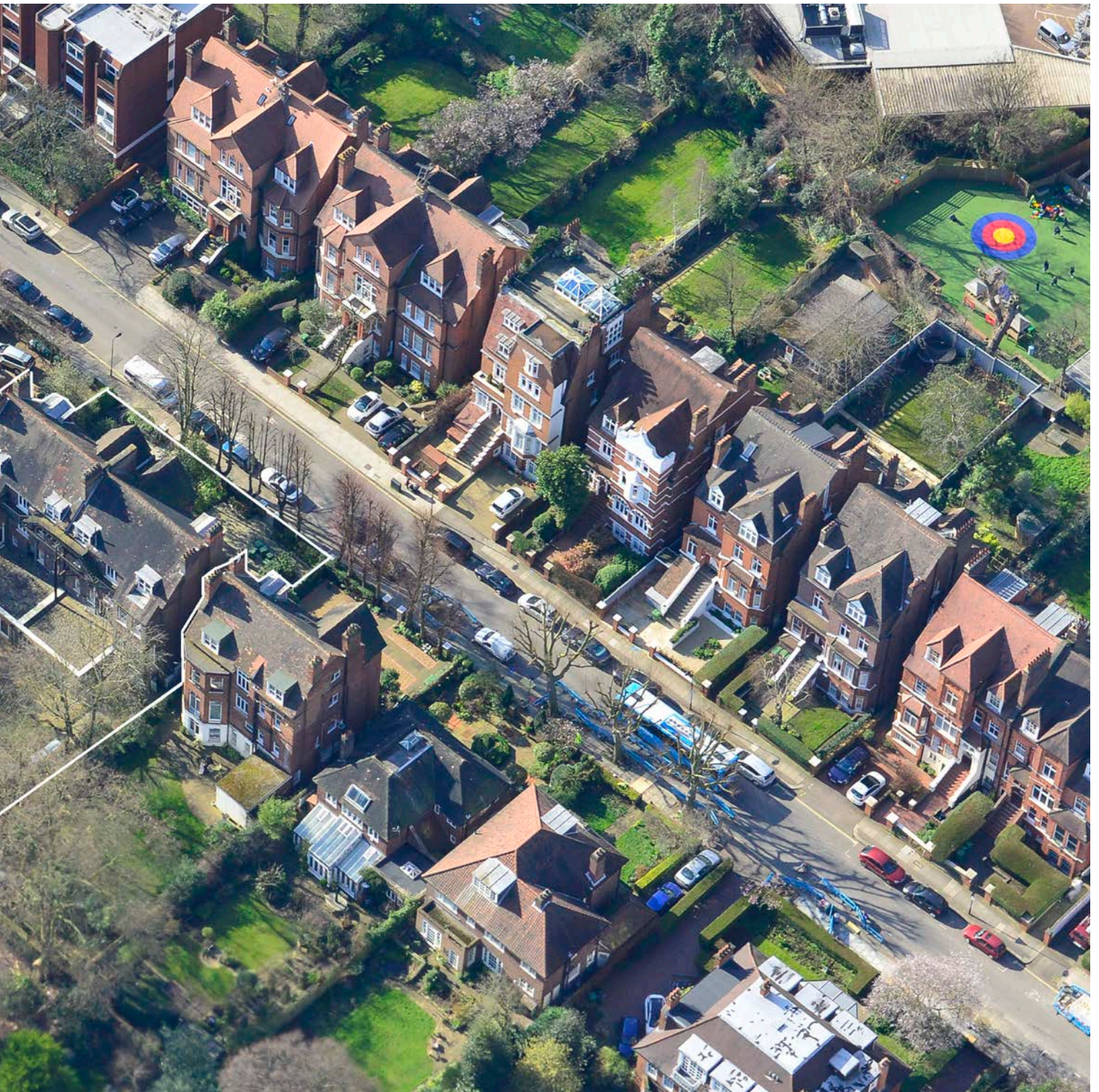
There is potential to refurbish the properties to their original use as single dwellings or there may be the opportunity to sub-divide the properties to form apartments subject to the necessary consents.

## METHOD OF SALE & TENURE

The properties are for sale freehold by way of informal tender (unless sold prior).

The vendor, the Anna Freud Centre, will consider taking a short occupational lease on the properties on completion of the sale.









## FURTHER INFORMATION & INSPECTIONS

Further detailed information is available at a dedicated online dataroom

[www.maresfieldgardens.com](http://www.maresfieldgardens.com)

All viewings will be strictly by appointment with Savills and Goldschmidt & Howland.

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On the instructions of The Anna Freud Centre:



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