



**MARYON MEWS**  
**SOUTH END GREEN, NW3**



Tucked away in a secluded private gated development in the heart of South End Green, this stunning four-bedroom contemporary house was comprehensively and extensively remodelled in 2017 to an exceptional standard by the previous owner.

The property, which is arranged over only three floors, comes with the benefit of secure off street parking for two cars and visitors parking on a first come first served basis. The spacious ground floor offers an expansive open plan reception/dining room and a fully equipped modern kitchen, as well as a beautiful 'living wall' that reaches from the ground floor through to the upper floors. To the rear, a wall of concertina doors open out onto the south facing rear garden with palm trees. In addition, there is a guest WC, laundry room and a second entrance with room to house bikes.

The first floor provides a spacious principal bedroom with vaulted ceilings, floor to ceiling windows, extensive wardrobes and a luxurious ensuite bathroom. There are a further two double bedrooms and a sizable family bathroom with the living wall as a backdrop. On the top floor there is an ensuite double bedroom and access onto an informal terrace.

The Mews is conveniently located for access to the array of shops, cafes and restaurants of South End Green, Hampstead Village and Belsize Village, and the incredible green open spaces of Hampstead Heath with extensive local transport links including bus routes, Hampstead Heath Overground Station and Belsize Park Underground Station (Northern Line).

**GUIDE PRICE £3,250,000**

**SOLE AGENT**

**FREEHOLD**

### ACCOMMODATION & AMENITIES

ENTRANCE HALL, GUEST WC, RECEPTION, DINING, KITCHEN/BREAKFAST ROOM, PRINCIPAL BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, BEDROOM FOUR WITH ENSUITE, PRIVATE GARDEN, INFORMAL ROOF TERRACE, UNDERFLOOR HEATING, ETHANOL FIREPLACE (UNUSED/UNTESTED), GATED MEWS WITH CCTV AND ELECTRIC GATES, TWO PRIVATE PARKING BAYS, CURRENT SERVICE CHARGE £350 PER QUARTER, COUNCIL TAX: BAND G, EPC RATING: C77







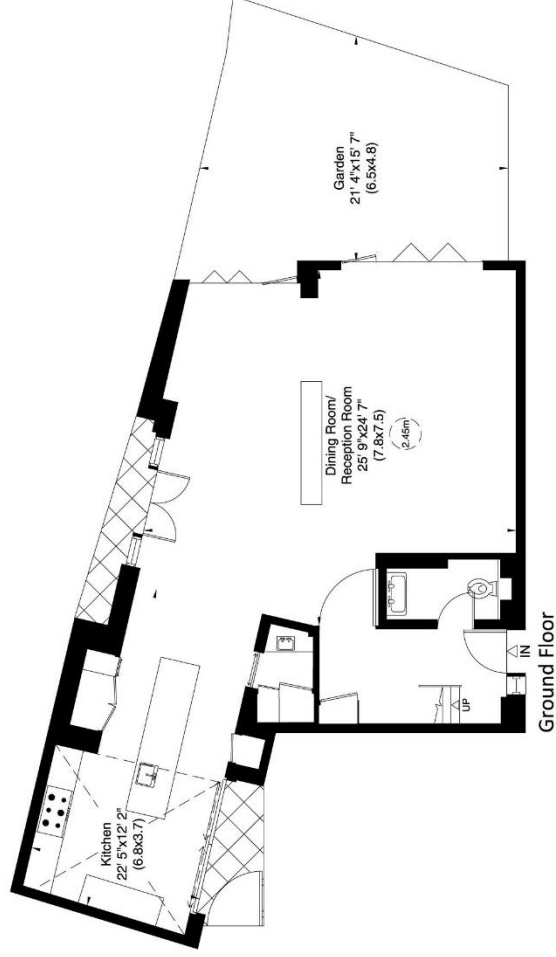
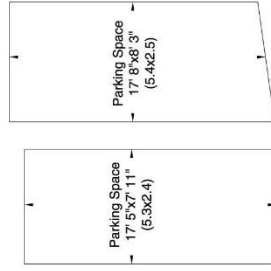
# Maryon Mews, NW3

Approximate Gross Internal Area

186 sq m/ 2005 sq ft Including Under Eaves

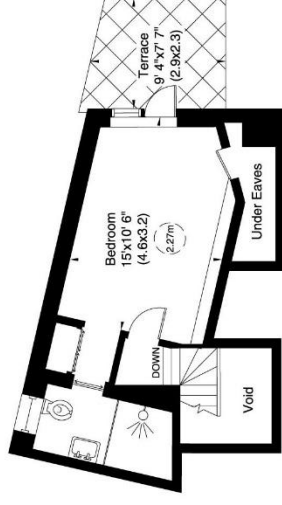
184 sq m/ 1977 sq ft Excluding Under Eaves

Not to Scale, for identification only

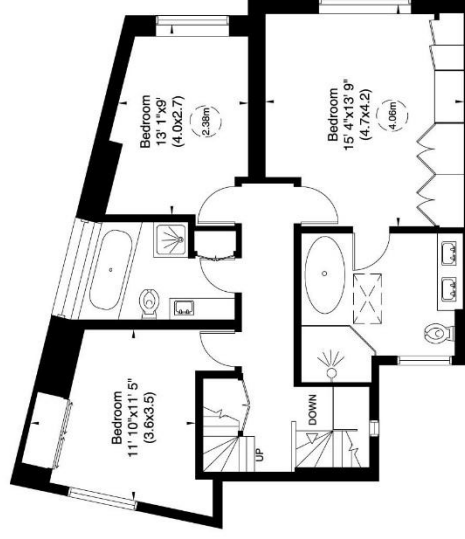


Ground Floor

Second Floor



First Floor



For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.  
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of theRICS Code of Measuring Practice).















