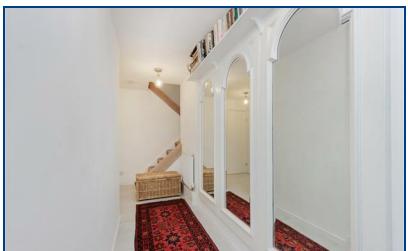




Waxham, Mansfield Road, , NW3 2JH

£765,000

A three bedroom maisonette within a popular development, a short walking distance of the footbridge to Parliament Hill and Hampstead Heath. The property has been tastefully modernised by the present owners, and is offered for sale in excellent condition throughout. A private entrance leads to a hallway with ample available cupboard space, plus a large kitchen/diner at ground level. Upstairs is a bright reception and three double bedrooms, all with built-in storage. There is the benefit of a separate shower room, along with a main bathroom, and two outside spaces - a front garden and a balcony, both south facing.



- THREE BEDROOMS
- BATHROOM
- EXCELLENT AVAILABLE STORAGE
- LEASEHOLD - 89 YEARS UNEXPIRED / ANNUAL SERVICE CHARGE £3800 APPROX (INC HEATING & HOT WATER)

- RECEPTION
- SHOWER ROOM
- PRIVATE SOUTH FACING FRONT GARDEN & BALCONY

- KITCHEN/DINING ROOM
- GUEST WC
- EPC / COUNCIL TAX BAND C

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
95-100	A	Highest	Highest
81-91	B	Very high	Very high
68-80	C	High	High
55-67	D	Medium	Medium
39-54	E	Low	Low
21-38	F	Very low	Very low
10-20	G	Low	Low
Most energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
95-100	A	Highest	Highest
81-91	B	Very high	Very high
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England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC