

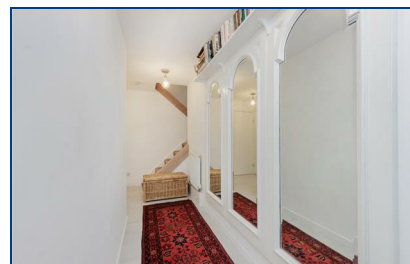


## Waxham, Mansfield Road, , NW3 2JH

**£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 <sub>2</sub> ) Rating		
Not energy efficient - higher running costs	Decent	Best	Not environmentally friendly - higher CO <sub>2</sub> emissions	Decent	Best
92-100 <b>A</b>			92-100 <b>A</b>		
81-91 <b>B</b>			81-91 <b>B</b>		
69-80 <b>C</b>			69-80 <b>C</b>		
55-68 <b>D</b>			55-68 <b>D</b>		
44-54 <b>E</b>			44-54 <b>E</b>		
35-43 <b>F</b>			35-43 <b>F</b>		
2-34 <b>G</b>			2-34 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	