A Victorian villa on Hampstead’s coveted Maresfield Gardens is the setting of this exceptional apartment, one of six beautiful homes available in a recently completed development by architectural designers, Pinzauer. This particular apartment has dramatic proportions, exceeding 3,000 sq ft over two levels, with three large bedrooms, all with access to outside space, and an enormous, private garden. It combines a rich palette of materials with unfaltering attention to detail, brilliantly considered spatial design and sublime injections of light throughout.

The Building
The development lies within the Fitzjohn’s and Netherhall Conservation Area and is situated next to and overlooking the 1960s-era St Thomas More Church. The building itself was built c.1870 as a large detached house on an unusually broad plot. The façade follows the model found in the grand villas of Fitzjohn’s Avenue, with a projecting square bay and the red brick characteristic of the area.
Maresfield Gardens III

The Tour
The building is approached from Maresfield Gardens and is set far back from the quiet residential street, behind a front garden of Corten-framed beds and exquisite planting. Steps ascend to the raised ground foyer of the communal entrance.

The apartment unfurls over the ground and lower ground floors with soaring ceilings throughout. To right of the entrance is a guest WC and to the left of the hall lies a formal reception. A pair of full-height pivot doors open within a sublime hardwood bookcase to reveal a trio of high-reaching sash windows looking onto the front gardens.

Engineered oak in a light, chevron pattern extends through much of the upper level, and underfloor heating is present throughout the apartment. From the front reception, a wonderful line of sight is offered to the rear, where an open-plan kitchen, dining space and living room are arranged.

The kitchen is positioned to the left of the plan and is cleverly arranged to conceal behind it a secondary preparation area with plenty of storage. The design is by Boffi and incorporates natural stone with appliances by Gaggenau and Miele. A floor-to-ceiling picture window pours light onto the dining space and throughout the room, and glazed sliding doors lead onto the patio garden.

A bespoke oak staircase, with concealed lighting, descends to the lower ground level where the three bedrooms are situated. All are en-suite with a wonderful combination of Salvatori marble, brass fixtures by Vola and walls of tadelakt. Seamless resin floors extend throughout.

In the dressing room of the principal bedroom is a superb freestanding bath, clad in pink marble and positioned alongside towering glazing that looks onto the central courtyard garden. All of the bedrooms have access to outside space, and the combination of this with the abundance of natural light and incredibly high ceilings, removes any sense of being at lower ground. Beyond the large lower-ground hall is a utility room and there is plenty of storage throughout.

All apartments in the development have been acoustically treated and are equipped with Crestron and Lutron Smart Home technology, and all are fully air-conditioned. They are also wired for electric blinds and curtains, remote monitoring and AV.

Outdoor Space
From the kitchen, a glazed sliding doors leads onto the patio section of garden where paving and lawn wrap the void of the courtyard garden below. Stone steps lead down to the lower lawn and a further rear patio, where beautifully planted and fully irrigated borders are surrounded by mature trees.
Maresfield Gardens III

The Area
Maresfield Gardens is a quiet residential street, well situated for access to the shops, restaurants and Underground station in Hampstead Village, as well as the open spaces of Hampstead Heath. The shops and cafes on England’s Lane are within easy reach, as are the delights of Primrose Hill and the beautiful Regent’s Park to the south.

Many of London’s best independent schools are within a short walk of the house, including the Hall, St Antony’s, South Hampstead, St Christopher’s, Trevor Roberts and Sarum Hall.

Within five minutes’ walk are Finchley Road Underground Station (Jubilee & Metropolitan Lines), Hampstead (Northern Line) and Finchley Road &amp; Frognal London Overground Station.

Tenure: Share of Leasehold Lease Length: approx. 999 years remaining Service Charge: approx. £15,000 per annum Ground Rent: Peppercorn Council Tax Band:

North London
£5,950,000 Share of Freehold
About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.

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