



Canfield Gardens, NW6

A beautiful one double bedroom apartment situated on the first floor of a majestic period conversion in the heart of South Hampstead. The property comprises a bright and airy reception room with double doors on to a private balcony offering views over the extensive residents communal gardens, separate fitted kitchen, double bedroom with fitted wardrobes, and a modern three piece bathroom suite off. Permit parking is available 'on street' and the property lies within 0.2 miles of Finchley Road tube station (Jubilee line) and within easy reach of the shops, bars and restaurants of Finchley Road, West Hampstead and Hampstead Village. Offered part furnished from 7th September 2024

£2,250 pcm

Council Tax Band D

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Communal Entrance

Communal entrance door with stairs leading to first floor.
Wooden private entrance door to;

Entrance Hall

Wood flooring. Spot lighting, Radiator.

Lounge/Diner 18' 2" max x 14' 11" max (5.53m x 4.55m)

With high ceilings and continuation of wood flooring from hallway. Windows and double doors leading private balcony. Fitted book shelves. Radiators.

Kitchen 9' 3" to rear of wall units x 7' 1" (2.83m x 2.16m)

Well fitted with a range of high gloss wall mounted and base level units. Fitted granite work top incorporating under-mounted sink unit with mixer tap and draining area. Fitted four ring gas hob with cooker hood over and single electric oven beneath. Integrated dishwasher, washer dryer and fridge (with ice box). Continuation of wood flooring from hallway. Wall mounted gas fired boiler. Window to side. Fitted shelving. Spot lighting.

Bedroom 14' 5" x 13' 11" max into recess (4.39m x 4.23m)

Built-in wardrobes to one wall. Continuation of wood flooring from hallway. Glazed sash windows in bay to front. Radiator. Door to;


En-suite

Fitted with a quality white suite comprising WC, wall mounted wash hand basin and panelled bath with tiled splash back. Bath is fitted with a shower screen and shower mixer. Chromed heated towel rail. Obscure glazed window to front. Continuation of wood flooring. Spot lighting.

Externally

Private south west facing balcony from lounge/diner overlooks Canfield Gardens 'residents only' communal garden. Tenants have a right of access to the communal garden from an entrance located approximately 20 metres from the property. Tenants will need to comply with the gardens terms of use and opening hours.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.