



68 Canfield Gardens, London  
NW6 3ED  
Asking price £6,750,000 Freehold



A beautiful and rarely available semi-detached Victorian residence comprising 6,068 sq. ft (563 sq. m) of generously proportioned family accommodation, presented in excellent decorative order throughout.

The property retains many period features and boasts grand reception rooms with high ceilings, as well as a large kitchen/breakfast room leading out onto a 70 ft landscaped garden.

Further benefits include an impressive study, oversized principal bedroom suite, 7 additional bedrooms and a gym/playroom occupying the entire third floor.

Canfield Gardens is a tree lined street in the South Hampstead Conservation Area, well located for easy access to the Finchley Road.

Local supermarkets and the O2 Centre are just moments away, providing a variety of leisure, dining and shopping facilities. Finchley Road Underground Station (Jubilee and Metropolitan Lines) and Finchley Road & Frognal Overground are just a short walk from the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	63
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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