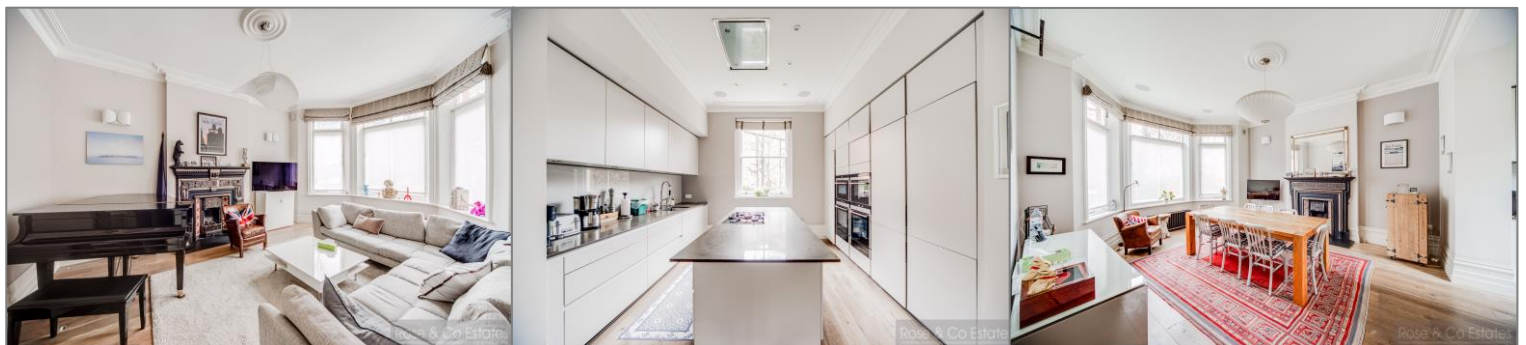


## Compayne Gardens, South Hampstead, NW6



- Stunning 4373 sq ft, 6 bedroom, freehold family home on Compayne Gardens
- Ideal for both Finchley Road & West Hampstead stations
- Private patio garden with access to gardens and tennis court via gate
- Located between Canfield Gardens and Fairhazel Gardens.
- 3 receptions, superb fitted kitchen, 6 bedrooms 4 bathrooms, cinema room & gym.
- Private driveway for 2 cars. EPC:D. Council Tax H. Viewing via Sole agent Rose & Co Estates 020 7372 8488



**Asking Price £4,300,000 Subject to Contract**

Approximate Gross Internal Area  
 Lower Ground Floor = 892 sq ft / 82.9 sq m  
 Ground Floor = 961 sq ft / 89.3 sq m  
 First Floor = 977 sq ft / 90.8 sq m  
 Second Floor = 972 sq ft / 90.3 sq m  
 Third Floor = 186 sq ft / 17.3 sq m  
 Eaves Storage = 571 sq ft / 53.1 sq m  
 Total (Including Eaves Storage) = 4559 sq ft / 423.7 sq m  
 Total (Excluding Eaves Storage) = 3988 sq ft / 370.6 sq m  
 (Excluding Void)

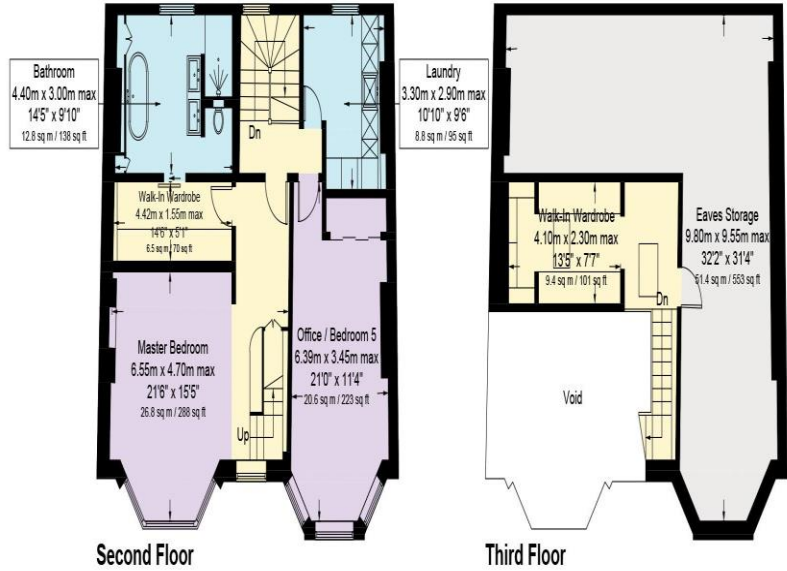


Illustration for identification purposes only, measurements are approximate,  
 not to scale. floorplansUsketch.com © (ID1062388)

# Energy performance certificate (EPC)

5 Compayne Gardens LONDON NW6 3DG	Energy rating	Valid until:	26 February 2034
	<b>D</b>	Certificate number:	9818-3035-4202-2074-0204

Property type	Semi-detached house
Total floor area	337 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		