

Canfield Gardens, South Hampstead, NW6



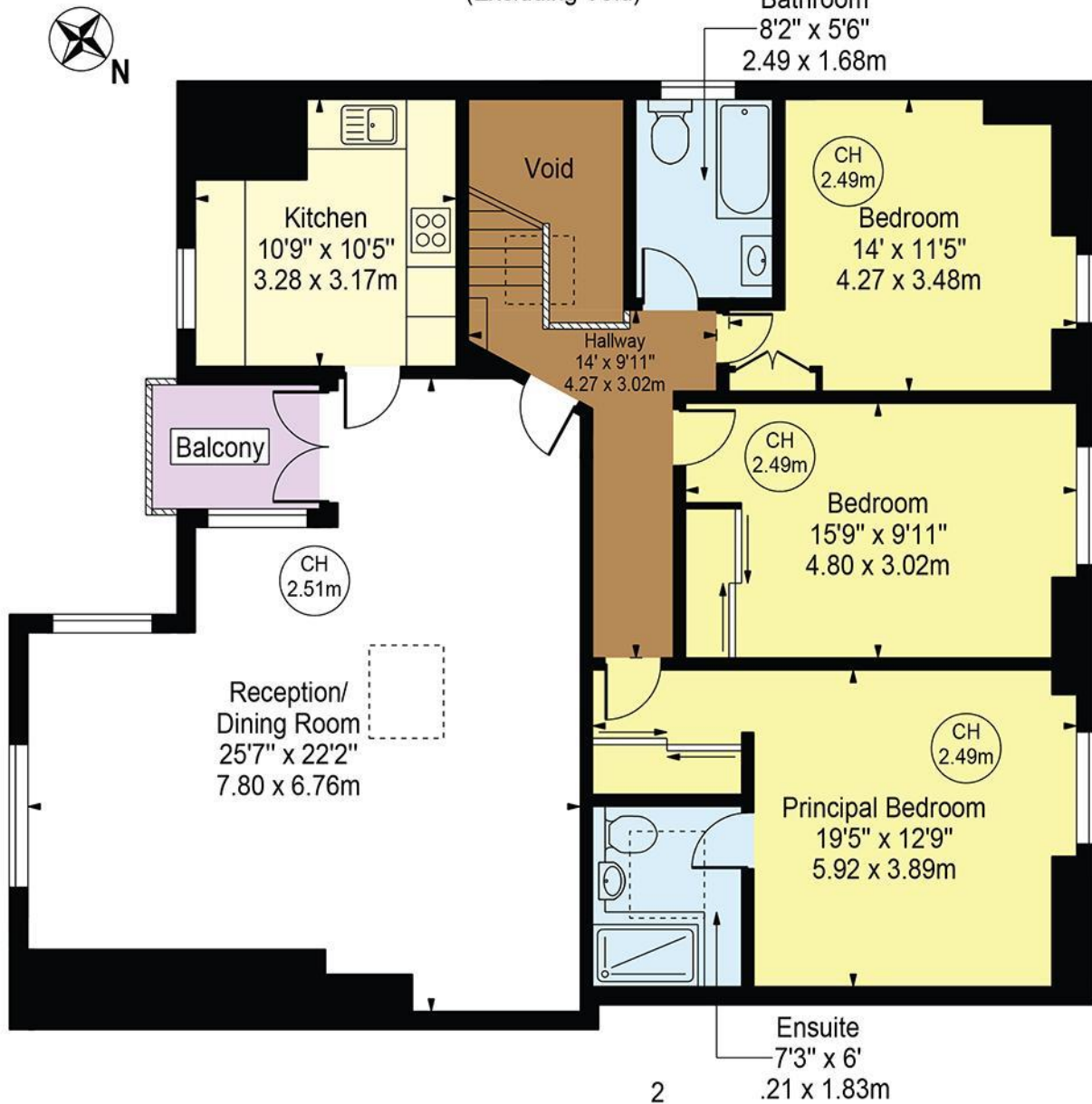
- Exceptional top floor, 3 bedroom, 2 bathroom (1 en-suite) flat
- Fabulous 25 x 22 ft reception with doors to balcony
- Available from the 16th September.
- Furnished
- Close to Finchley Road, Swiss Cottage and West Hampstead stations
- Well equipped fitted kitchen. Access to communal rear garden
- EPC:C. Council Tax Band: G. HMO Licence so ideal for sharers



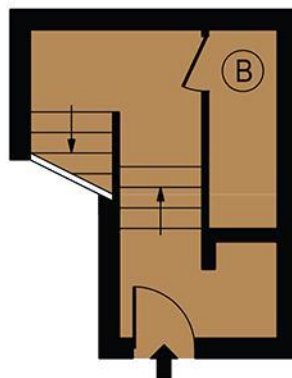
Weekly Rental £885 Monthly £3835

Canfield Gardens

Approx. Gross Internal Area 1311 Sq Ft - 121.80 Sq M
(Excluding Void)



2
Third Floor
(1229 Sq Ft - 114.18 Sq M)



Second Floor Entrance
(82 Sq Ft - 7.62 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

Energy performance certificate (EPC)

Flat 7 62 Canfield Gardens LONDON NW6 3EB	Energy rating C	Valid until: 2 September 2023
		Certificate number: 8047-7321-1380-9342-5906

Property type

Top-floor flat

Total floor area

101 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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