Rose & Co Estates

Canfield Place, South Hampstead, London



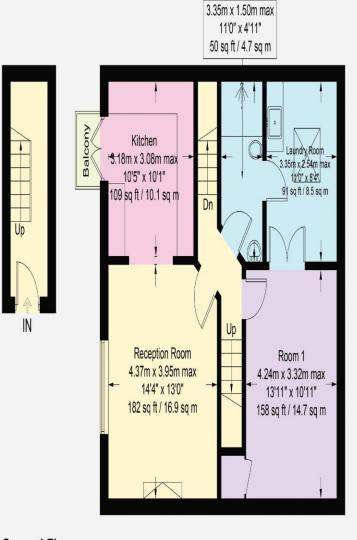
- Split level 1st and 2nd floor maisonette with private entrance on Canfield Place off Canfield Gardens
- Close to Finchley Road Station, Waitrose, Regent's Park, Primrose Hill and Hampstead Heath
- Viewing via sole agent Rose & Co Estates 020 7372 8488
- 4 rooms. 2 bathrooms (1 en-suite). Reception with wood flooring through to fitted kitchen
- Lease 125 years less 3 days from 9th March 2000.
 EPC:D. Council Tax Band D.

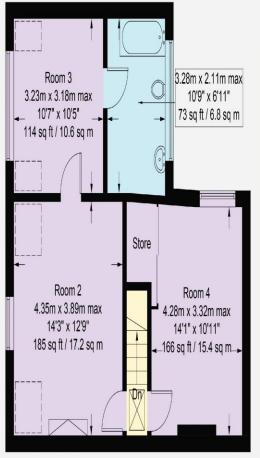


Asking Price £925,000 Subject to Contract

Approximate Gross Internal Area Ground Floor = 59 sq ft / 5.5 sq m (Excluding Reduced Headroom) First Floor = 694 sq ft / 64.5 sq m Second Floor = 552 sq ft / 51.3 sq m Reduced headroom = 34 sq ft / 3.2 sq m Total = 1339 sq ft / 124.5 sq m









Ground Floor

First Floor

Second Floor



Rules on letting this property

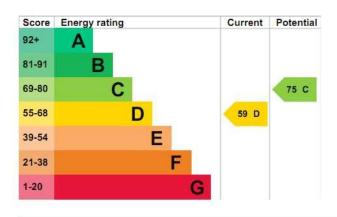
Properties can be let if they have an energy rating from A to E.

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).

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