

## Canfield Place, South Hampstead, NW6



- South facing converted Victorian mews house. Split level 1st and 2nd floor maisonette with private entrance
- Close to Finchley Road Station, Waitrose, Regent's Park, Primrose Hill and Hampstead Heath
- Viewing via sole agent Rose & Co Estates 020 7372 8488
- 3 Bedrooms. 2 bathrooms (1 en-suite). Study. Utility room. Reception with solid oak flooring. fitted kitchen
- Lease 125 years less 3 days from 9th March 2000. At the latter stage of obtaining the Freehold.
- EPC:D. Council Tax Band D.



**Asking Price £890,000 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



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1102636)

# Energy performance certificate (EPC)

21 Canfield Place LONDON NW6 3BT	Energy rating	Valid until: <b>25 August 2031</b>
	<b>D</b>	Certificate number: <b>2020-2589-0179-6004-0983</b>

Property type	Top-floor flat
Total floor area	95 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		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		