Rose & Co Estates

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.

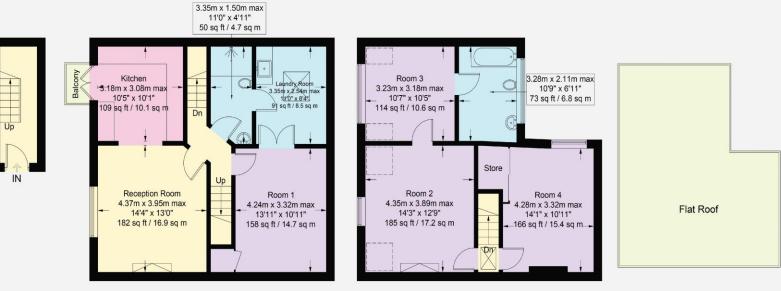


Asking Price £890,000 Subject to Contract

www.roseandcoestates.co.uk

020 7372 8488

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 Fi

First Floor

Second Floor

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

Energy performance certificate (EPC)				
21 Canfield Place LONDON	Energy rating	Valid until:	25 August 2031	
NW6 3BT		Certificate number:	2020-2589-0179-6004-0983	
Property type	Т	op-floor flat		
Total floor area	9	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-landlordguidance).

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.

Score	Energy rating	Current	Potential
92+	Α		
81-91	B		
69-80	С		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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