

Canfield Place, South Hampstead, NW6



Rose & Co Estates

- Excellent Ground floor 2 bedroom 2 bathroom flat in this popular mews off Canfield Gardens
- Good size reception area with wood flooring and recessed fitted kitchen
- .EPC:D. Council tax D. Furnished Viewing via Rose & Co Estates 0207 372 8488
- Canfield place is adjacent to Finchley Road station and ideal for the O2 Centre and all local amenities of Finchley Road
- 2 double bedrooms and 2 bathrooms
- Available now.



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Weekly Rental £420 Monthly £1820

Entrance Hall

Entrance lobby, wood floors. Private entrance.

Reception 25' 3" x 11' 4" (7.69m x 3.45m)

Wood flooring, Spotlights and double glazed windows. Opening into a recessed fitted kitchen

Recessed Kitchen 8' 9" x 7' 2" (2.67m x 2.18m)

Fitted wall and base units with sink unit and electric hob and oven and hood. Tiled walls and floors. Washing machine, fridge Freezer, dishwasher.

Bedroom 1 13' 1" x 11' 4" (3.99m x 3.45m)

Window, spotlights, Wall heaters. Door to en-suite bathroom.

En-suite Bathroom 11' 4" x 5' 8" (3.45m x 1.73m)

Panelled bath, wash basin and low flush WC. Tiled walls and floors. Heated towel rail and mirror.

Bedroom 2 11' 4" x 9' 5" (3.45m x 2.87m)

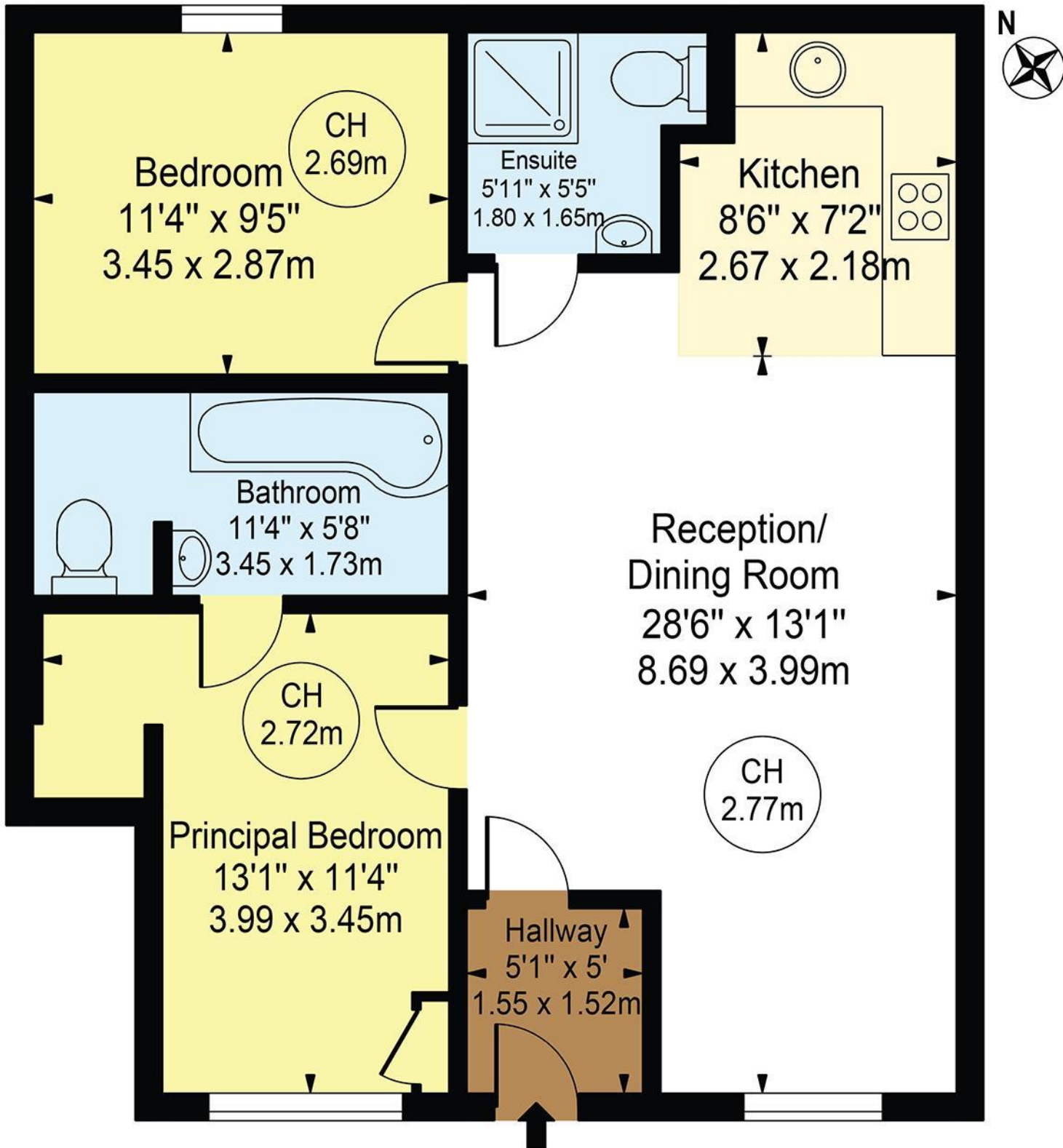
Window, Spotlights, wall heater.

Shower W/C 5' 11" x 5' 5" (1.80m x 1.65m)

Shower cubicle, wash basin and low flush wc. Tiled walls and floors.

Canfield Place

Approx. Gross Internal Area 691 Sq Ft - 64.20 Sq M



Ground Floor

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.

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Energy performance certificate (EPC)

5a, Canfield Place LONDON NW6 3BT	Energy rating E	Valid until: 4 September 2029
		Certificate number: 8000-6245-2729-4706-9113

Property type

Ground-floor flat

Total floor area

62 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 E. It has the potential to be C.

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