

Canfield Gardens, South Hampstead, NW6



Rose & Co Estates


- Available from 20th October 2 double bedrooms, 2 bathrooms and private roof terrace
- Close to shops and transport links of West End Lane and Finchley Road
- Furnished. EPC:C. Council Tax: F
- Entire top floor of this period house on Canfield Gardens between Priory Road and Fairhazel Gardens
- Superb reception with wood floor, door to decked terrace, separate kitchen area, plenty of fitted storage
- Viewing via sole agent Rose & Co Estates 020 7372 8488

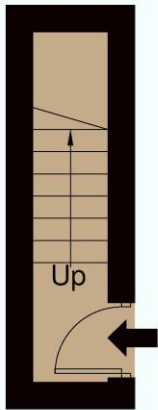


Weekly Rental £795 Monthly £3445

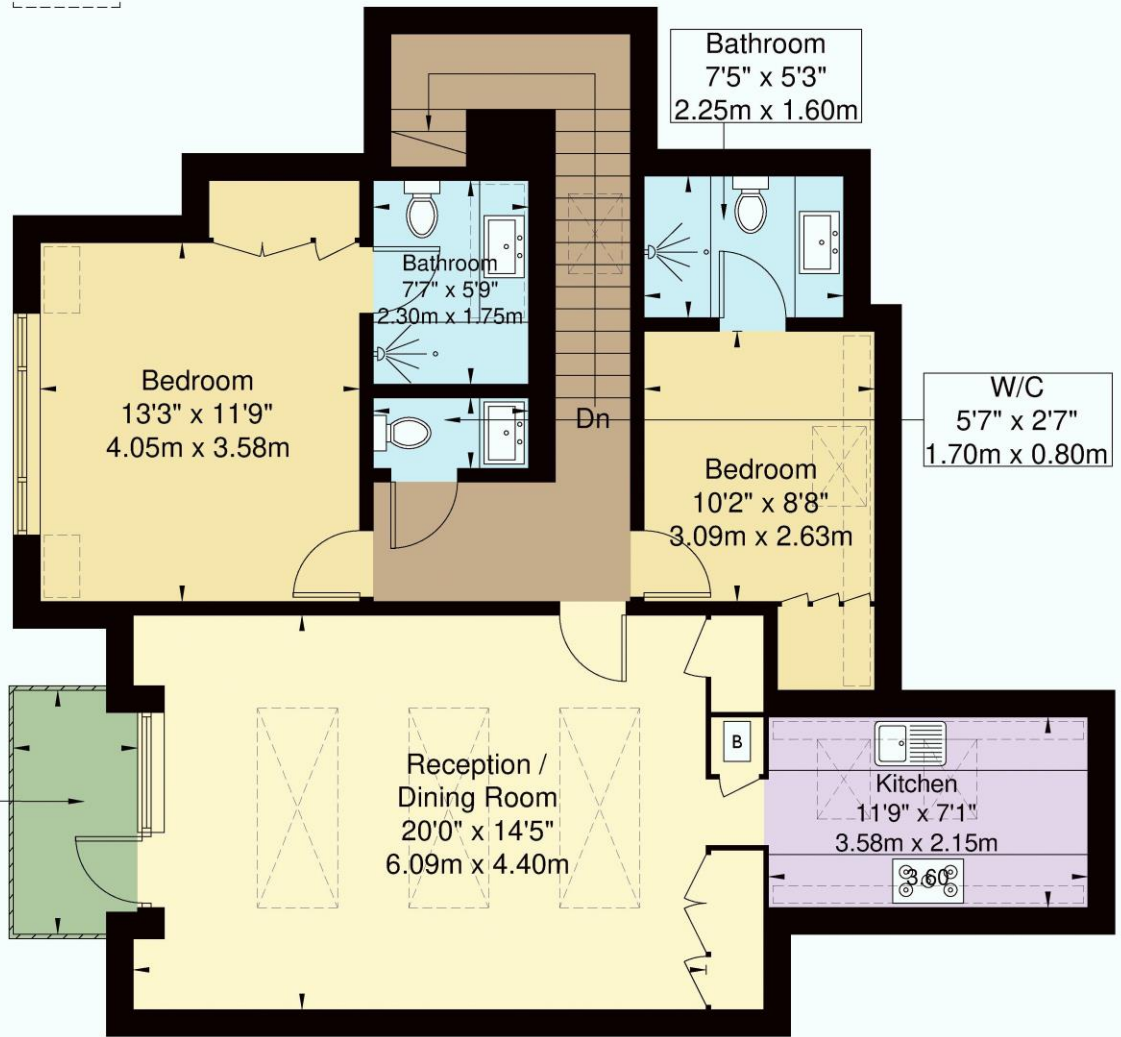
Canfield Gardens, NW6 3EB

Approx. Gross Internal Area = 93.2 sq m / 1004 sq ft

 = Reduced headroom below 1.5m / 5'0"



Second Floor
Gross Internal
Floor Area 3.3 sq m / 35 sq ft



Third Floor
Gross Internal
Floor Area 89.9 sq m / 969 sq ft

Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy performance certificate (EPC)

FLAT D , 52 CANFIELD GARDENS
LONDON
NW6 3EB

Energy rating

C

Valid until: 17 June 2031

Certificate number: 7000-9584-0422-3090-5693

Property type

Top-floor flat

Total floor area

96 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60