

## Compayne Gardens, South Hampstead



- Available from the 30th April. Stunning Split level ground & part garden 3 bedroom 2 bathroom (1 ensuite) flat on Compayne Gardens
- Stunning reception with high ceilings. Steps down to a fabulous modern fitted and equipped eat in kitchen
- Two tiered rear paved patio garden areas with gate to communal gardens. Access from kitchen and reception
- Located between Canfield Gardens & Fairhazel Gardens., Ideal for Finchley Road & West Hampstead stations and the 02 Centre
- Main bedroom with en-suite and walk in storage. 2 further double bedrooms and bathroom WC. Utility room
- Unfurnished. EPC:C Council Tax G. Viewing via Sole agents Rose & Co Estates 020 73728488



**£1450.00pw £6283.00pm**

### **Entrance Hall**

Mosaic flooring. High ceilings and storage cupboards one housing the Boiler.

### **Guest wc** 5' 4" x 3' 3" (1.63m x 0.99m)

Low flush WC. Wash basin.

### **Reception** 22' 8" x 15' 8" (6.91m x 4.78m)

High ceilings. Parquet wood flooring, Ornate cast iron fireplace. Door to rear patio garden.

### **Rear patio** 20' 8" x 16' 5" (6.30m x 5.00m)

Door from reception to 1st part of rear patio 2nd Patio area has access from the studio basement room. Gate leading through to communal garden which has 2 entrances one from Compayne and the other from Fairhazel Gardens.

### **Bedroom 1** 16' 9" x 15' 1" (5.11m x 4.60m)

High Ceiling. Built in wardrobes. Bay sash window on to Compayne Gardens. Door to en-suite bathroom.

### **Hallway storage**

Fitted shelves.

### **En-Suite Bathroom** 7' 8" x 5' 2" (2.34m x 1.57m)

Wonderful walk in double shower cubicle. WC. Twin sink unit. Mirror with lighting above. Tiled walls and floor. Side window.

### **Bedroom 2** 11' 3" x 9' 2" (3.43m x 2.79m)

Rear facing window over gardens. Wood flooring. Sash double glazed window.

### **Family Bathroom WC** 11' 3" x 5' 1" (3.43m x 1.55m)

3 piece suite. Panelled bath shower screen. Low flush WC. Wash basin. Tiled walls and floor. Side window. Heated towel rail.

### **Bedroom 3** 11' 3" x 7' 5" (3.43m x 2.26m)

Wood flooring. Sash double glazed window.

### **Utility Room** 5' 3" x 2' 11" (1.60m x 0.90m)

Utility room with washing machine and dryer.

### **Stairs down to eat in kitchen**

### **Kitchen area and Breakfast area** 22' 1" x 19' 10" (6.73m x 6.05m)

Low voltage ceilings lighting. Fitted wall and base units. Fridge freezer and dishwasher wine cooler and electric hob, oven, microwave and extractor. Stairs up to ground floor.

### **Breakfast area**

Bye folding double glazed doors to the lower patio and steps up to 2nd patio and access to communal gardens. Low voltage ceilings lighting. Fitted wall units. Space for wall TV. Stairs up to ground floor.

### **Lower patio** 14' 5" x 14' 4" (4.39m x 4.37m)

Access from the kitchen and dining area by double glazed by folding doors. Excellent external storage areas. Stairs up to 2nd patio and gate to communal gardens.

Approximate Gross Internal Area  
1691 sq ft / 157.1 sq m



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID961377)

# Energy performance certificate (EPC)

Ground Floor Flat 28 Compayne Gardens LONDON NW6 3DL	Energy rating <b>C</b>	Valid until: <b>25 April 2033</b>
		Certificate number: <b>0500-1559-0122-1025-3473</b>

## Property type

Ground-floor maisonette

## Total floor area

144 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

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