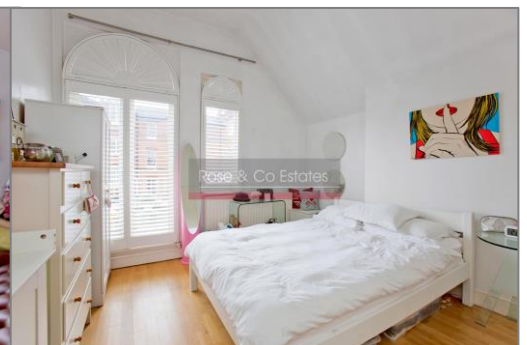


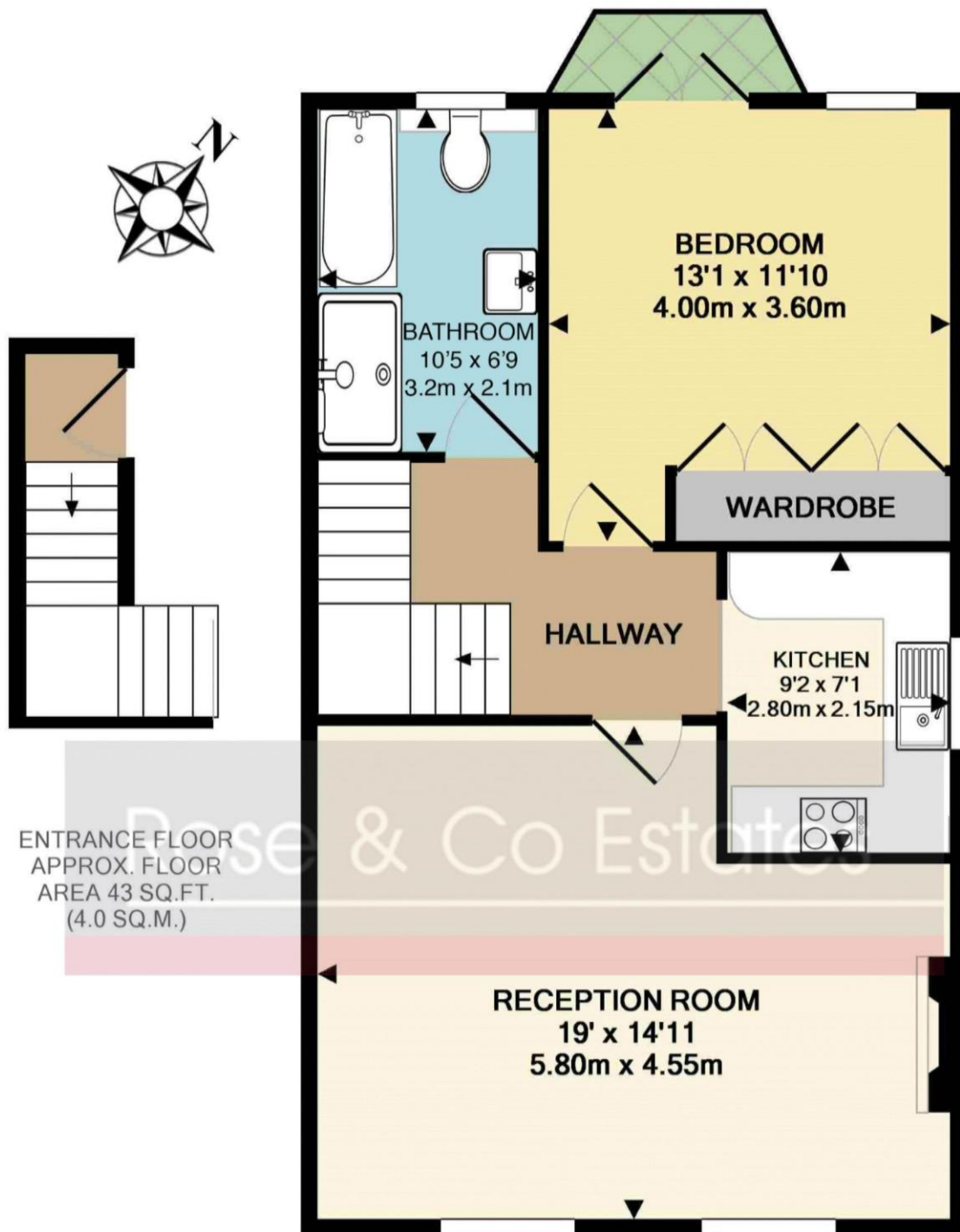
## Canfield Gardens, South Hampstead



- Newly decorated, top floor, 1 double bedroom flat in this period house
- Easy access to Hampstead Heath, Regent's Park and central London
- EPC: Band E. Council Tax Band: D
- Located on the top section of Canfield Gardens, close to Finchley Road & Swiss Cottage stations
- Use of the communal garden. Balcony. Wood floor. High ceilings. Separate kitchen
- Viewing via Rose & Co Estates 020 7372 8488



**Asking Price £650,000 Subject to Contract**



RAISED GROUND FLOOR  
APPROX. FLOOR  
AREA 633 SQ.FT.  
(58.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



# Energy performance certificate (EPC)

|                                                 |                           |                     |                          |
|-------------------------------------------------|---------------------------|---------------------|--------------------------|
| Flat 4 27 Canfield Gardens<br>London<br>NW6 3JP | Energy rating<br><b>E</b> | Valid until:        | 27 January 2032          |
|                                                 |                           | Certificate number: | 0590-2169-5090-2522-9025 |

|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 60 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 E. It has the potential to be C.

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