

Canfield Gardens, South Hampstead, London



- Self-contained raised ground floor studio flat in this period house on the top part of Canfield Gardens
- Ideal for Swiss Cottage, Finchley Road stations. Easy access to Gyms and leisure complex on Finchley Road
- Access to 3 acre communal gardens via the gate at 35 & 37 Canfield Gardens
- Located near the junction of Fairhazel Gardens. Easy walking distance to West Hampstead Village
- New fitted kitchen with fridge freezer and washing machine hob and micro-wave. En-suite shower WC
- Available now Rent includes council tax and water. Furnished



Weekly Rental £225 Monthly £975

Studio Room 19' 4" x 11' 0" (5.89m x 3.35m)

Open plan kitchen. Windows. Free standing wardrobe.

Open plan Kitchen

Open plan to studio room, Inset sink unit, work tops, under counter fridge freezer, 2 ring inductive electric hob, built in microwave.

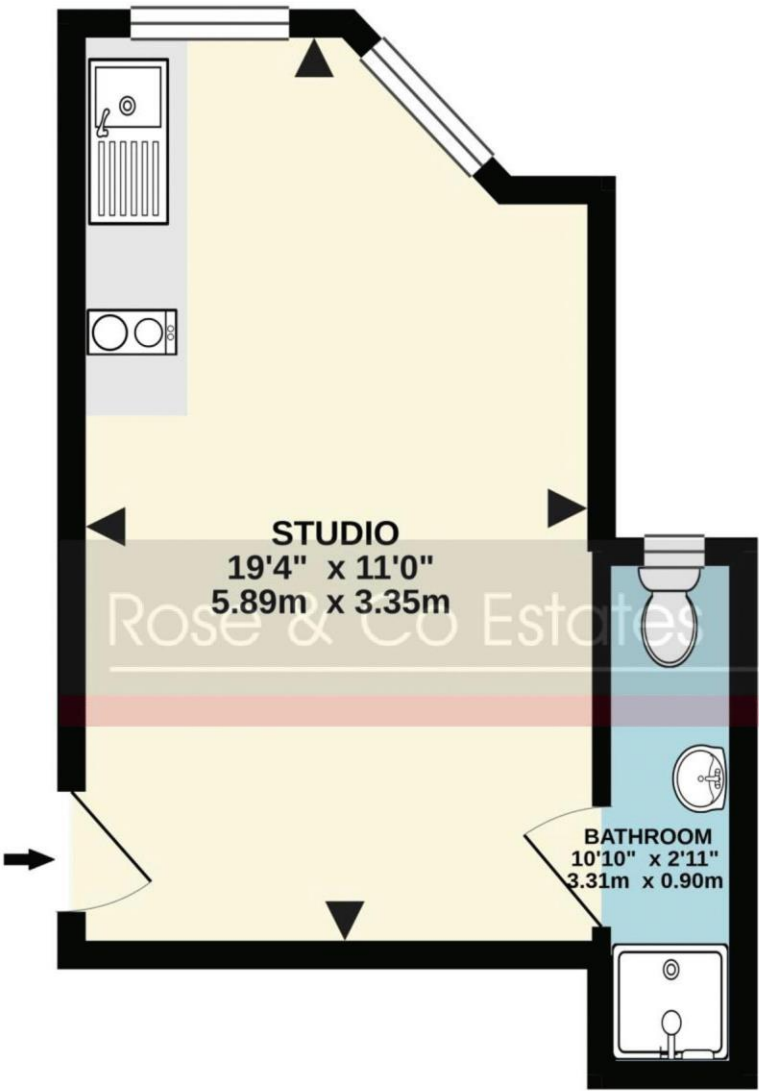
Communal 3 acre Garden

En-suite Shower. w c 10' 10" x 2' 11" (3.31m x 0.90m)

3 piece suite. Shower cubicle. Wash hand Basin.W/C. Window



RAISED GROUND FLOOR
232 sq.ft. (21.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan in this document, measurements of doors, windows, rooms and any other areas are approximate and ZM Studio or the Estate Agent hold no responsibility for any errors or omissions.

This floor plan is for illustrative purposes only and should be used as such.

Energy performance certificate (EPC)

Flat 7
59 Canfield Gardens
LONDON
NW6 3JL

Energy rating

E

Valid until 17 March 2029

Certificate number

8491-6227-7580-7068-9992

Property type

Mid-floor flat

Total floor area

23 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 B.

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