

## Canfield Gardens, South Hampstead



- Stunning split level flat ( 1812.1 sq ft) 4 bedroom, 2 bathroom (1 en-suite) apartment in this semi detached property on Canfield Gardens
- High ceilings throughout. Wonderful reception with tiled flooring, Underfloor heating, Kitchen fully specked to a high standard.
- EPC: C. Viewing via Joint Sole agents Rose & Co Estates 0207 372 8488.
- Ideal for Finchley Road, West Hampstead & South Hampstead stations with Waitrose and O2 Centre close by.
- Lovely rear garden, decked area Underfloor heating.
- Leasehold 999 years from 30/04/2013.



**Asking Price £2,100,000 Subject to contract**



## Ground Floor

### Entrance Hall

Video entry phone, built in cupboards housing boiler, tiled flooring, under floor heating, inset spot lights. high ceilings.

### Reception 20' 3" x 16' 1" (6.17m x 4.91m)

Beautiful lounge reception area which open to kitchen. Tiled flooring. 2 sky lights. Under floor heating. Inset spot lights. High ceilings. Double glazed floor to ceiling windows and doors leading to rear garden.

### Open Plan Kitchen 19' 6" x 15' 6" (5.94m x 4.73m)

Siemens 5 ring gas hob. Inset sink unit, freestanding double fridge freezer. Siemens double oven. Extractor hood. Inset spot lights Breakfast bar.

### Bedroom 4/ Play Room 12' 4" x 12' 1" (3.77m x 3.69m)

Wood flooring. Double glazed sash windows. Free standing wardrobes. Inset spot lights.

### Guest WC

Wash hand basin. Low flush WC. Tiled flooring with underfloor heating, Double glazed window. Extractor fan.

## Lower Ground Floor

### Hallway

Video Entryphone. Good range of built in storage cupboards. Tiled flooring with underfloor heating.

### Bedroom 1 14' 10" x 12' 2" (4.51m x 3.71m)

Wood flooring. Inset spot lights. 2 Double glazed sash windows. Built in wardrobes. En-Suite bathroom.

### En-suite bathroom WC 9' 7" x 5' 10" (2.93m x 1.77m)

Luxury Bathroom with separate Shower cubicle. Panelled bath. Twin inset sink unit. Low flush WC. Tiled flooring with underfloor heating. Heated towel rail. Inset spot lights.

### Bedroom 2 15' 11" x 9' 6" (4.86m x 2.89m)

Built in wardrobes. Wood flooring. Inset spot lights. Double glazed floor to ceiling window. Double glazed door leading into this lower level patio.

### Patio Area 20' 8" x 6' 11" (6.31m x 2.11m)

Access from both bedrooms. Tiled flooring.

### Bedroom 3 15' 11" x 9' 1" (4.85m x 2.78m)

Built in wardrobes. Wood flooring. Inset spot lights. Double glazed floor to ceiling window. Double glazed door leading into this lower level patio.

### Utility room 10' 6" x 6' 0" (3.21m x 1.83m)

Space for washing machine and separate dryer. Tiled flooring with underfloor heating. Inset spot lights.

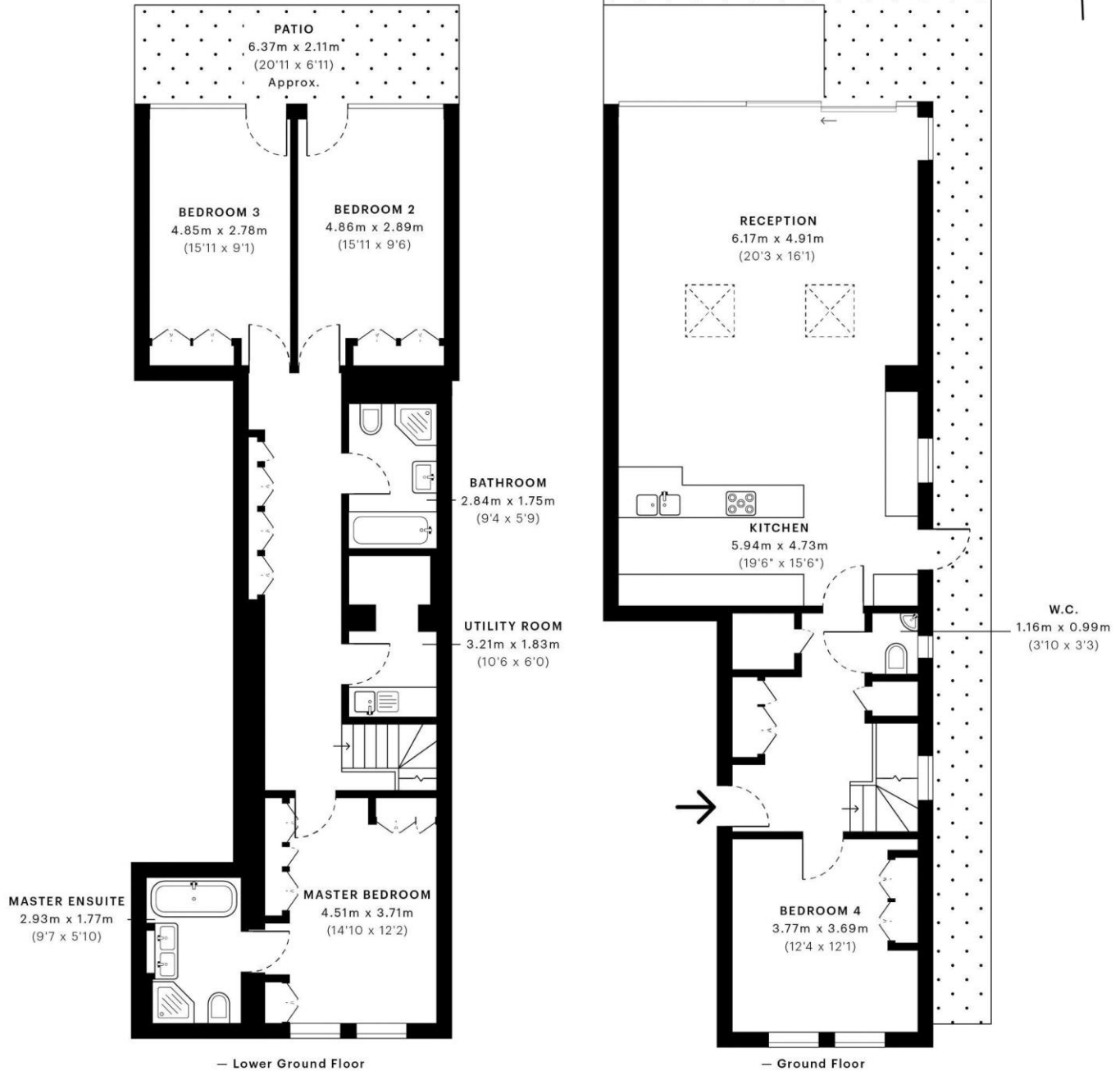
### Family Bathroom WC 9' 4" x 5' 9" (2.84m x 1.75m)

Luxury panelled bath with separate Shower cubicle. Wash

hand basin. Low flush WC. Tiled flooring with under floor heating.

### Rear Garden 78' 5" x 41' 0" (23.9m x 12.49m)

Fantastic rear garden which leads onto a spectacular area. Well stocked borders flower beds and superb lawn area. Shed. Excellent sun terrace with wooden decking. Side access which takes you to the front of the property.



GROSS INTERNAL AREA (GIA)  
The footprint of the property.

168.4 Sqm / 1812.1 Sqft



NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head

157.6 Sqm / 1696.9 Sqft



EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.

0.0 Sqm / 0.0 Sqft



RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m

0.0 Sqm / 0.0 Sqft

# Energy Performance Certificate



Flat 1, 86 Canfield Gardens, LONDON, NW6 3EE

**Dwelling type:** Basement maisonette  
**Date of assessment:** 13 July 2017  
**Date of certificate:** 17 July 2017

**Reference number:** 8073-7823-5180-4257-9996  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 171 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,460</b>
<b>Over 3 years you could save</b>	<b>£ 171</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 285 over 3 years	
Heating	£ 1,758 over 3 years	£ 1,587 over 3 years	
Hot Water	£ 417 over 3 years	£ 417 over 3 years	
<b>Totals</b>	<b>£ 2,460</b>	<b>£ 2,289</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>Current</b></p> <p>78</p>	<p><b>Potential</b></p> <p>79</p>
<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>		

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 168

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.