

Canfield Gardens, South Hampstead, NW6



- Fantastic 2nd & 3rd floor split level apartment in this imposing double fronted house on Canfield Gardens
- Stylish features large rooms high ceilings abundance of light throughout and fabulous views from a beautiful south facing terrace
- Exceptional main bedroom with En-suite bathroom on the 2nd floor. 2nd bedroom and bathroom on the upper floor
- Well located between Fairhazel Gardens and Priory Road equal distance from both Finchley Road and West Hampstead
- Stunning reception area with recessed office space and dining area. Luxury newly fitted and equipped kitchen
- Plenty of storage space. Share of freehold lease 999 from 2012. EPC:C. Viewing via sole agents Rose & Co Estates 020 73728488



Asking Price £1,550,000 Subject to Contract

Entrance hall

Built in storage cupboards. Wonderful sweeping stairs case up to 3rd floor. Light filled entrance from sash windows.

Bedroom 1 21' 8" x 14' 5" (6.61m x 4.39m)

High ceilings. Generous proportioned room. Beautiful hand built range of wardrobes and 2 double glazed sash windows. Door to en-suite bathroom.

En-suite Bathroom.WC 13' 1" x 11' 6" (3.99m x 3.51m)

Exquisite bathroom with Crosswater fittings. Luxury bath. Stunning double shower cubicle. His and hers sink unit and low flush WC. Tiled floor and walls. Sash windows. Fitted shutters.

Inner hallway with utility area 0' 0" x 0' 0" (0m x 0m)

Double height passage between main bedroom and en-suite bathroom. Fitted shutters. Storage under stairs plumbed for washing machine.

Stairs up to 3rd floor

Velux window and plenty of light from sash windows.

Reception 32' 6" x 14' 5" (9.90m x 4.39m)

Sliding doors to roof terrace at one end. Opening into Dining area and other parts of the flat. Hexagonal skylight into ceiling giving a spectacular effect.

Recessed office area part of reception

Recessed area with space for desks . Velux window.

Dining area 11' 2" x 10' 0" (3.40m x 3.06m)

Wood flooring, Entered in from the top of the stairs. Hexagonal skylight. Velux window.

Kitchen 14' 2" x 9' 3" (4.31m x 2.83m)

Fitted wall and base units with inset double sink and Quooker. Tiled floor. Caesarstone Quartz work top and splash back. Integrated double Oven induction hob extractor (all Neff) fridge freezer (Seimens). dishwasher (Neff). Double glazed windows.

Roof Terrace 12' 11" x 8' 6" (3.93m x 2.60m)

Fantastic views from this wonderful south facing terrace. Sliding doors from reception and dining area. Railings and wood decking. Access to storage compartment.

Bedroom 2 11' 11" x 11' 3" (3.63m x 3.44m)

2 velux windows. Built in wardrobes.

Shower.WC 7' 10" x 6' 9" (2.38m x 2.06m)

Shower cubicle, wash basin , Low flush WC. Tiled walls and floor. Heated towel rail. Velux window.

Storage room or Utility room

Velux widow. Built in storage. Plumbed for washing machine, This room could be used as a utility room.

Canfield Gardens, NW6



2ND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



3RD FLOOR
1025 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA: 1653 sq.ft. (153.6 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)

Certificate contents

- [Rules on letting this property](#)
- [Energy performance rating for this property](#)
- [Breakdown of property's energy performance](#)
- [Environmental impact of this property](#)
- [How to improve this property's energy performance](#)
- [Estimated energy use and potential savings](#)
- [Contacting the assessor and accreditation scheme](#)

FLAT 5
83 CANFIELD GARDENS
CAMDEN
LONDON
NW6 3EA

Energy rating

C

Valid until 21 September 2030

Certificate number

0000-2400-5010-2520-7081

[Print this certificate](#)

Property type

This property is a top-floor flat.

Total floor area

It has a total floor area of 152 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 C.

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