

## Compayne Gardens, South Hampstead, London



- Exceptional 4 double bedroom 3 bathroom 2nd & 3rd floor split level flat in this double fronted house on Compayne Gardens
- Stunning reception room and kitchen covering the top floor with an opening onto a private roof terrace
- Available now Unfurnished EPC-D Viewing via
- Well located for both West End Lane, Finchley Road. West Hampstead Underground Station (Jubilee Line and National Rail)
- Each bedroom has built in wardrobes and 2 have en-suite bathroom



**Weekly Rental £850 Monthly £3,683.33**

## Exterior

### Entrance 1st floor

### 2nd floor Landing

Wood flooring.

### Bedroom 1 22' 0" x 16' 6" (6.71m x 5.03m)

Built in wardrobes. Wood flooring. Bay sash windows

### En-suite Bathroom WC

Panelled bath wash basins and Low flush WC. Tiled walls and flooring. Bidet. Window.

### Bedroom 2 24' 0" x 14' 0" (7.32m x 4.27m)

Wood flooring. Sash windows. High ceilings. Built in wardrobes.

### Family Bathroom WC

Panelled bath. Low flush WC and wash basin. Window. Bidet. Tiled walls and flooring.

### Bedroom 3 14' 0" x 12' 6" (4.27m x 3.81m)

Wood flooring, built in wardrobe. Sash window.

### Bedroom 4 20' 6" x 7' 6" (6.25m x 2.29m)

Wood flooring. Sash window.

### Shower.WC

Shower cubicle, low flush WC and wash basin. Tiled walls and floor.

## 2nd floor

### Reception area 40' 8" x 22' 6" (12.4m x 6.86m)

Wood flooring. Door to kitchen and doors to rear balcony. Access to storage area

### Roof Terrace 12' 0" x 11' 3" (3.66m x 3.44m)

Door from reception.

### Kitchen 21' 0" x 8' 0" (6.40m x 2.44m)

Fitted wall and base units. Fridge freezer, dishwasher and washing machine. Wood flooring and tiled splash back. Sash window.

### Use of Communal Gardens

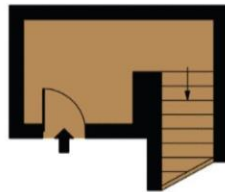
Access to rear communal gardens access from Compayne Gardens 28.

## EPC:D

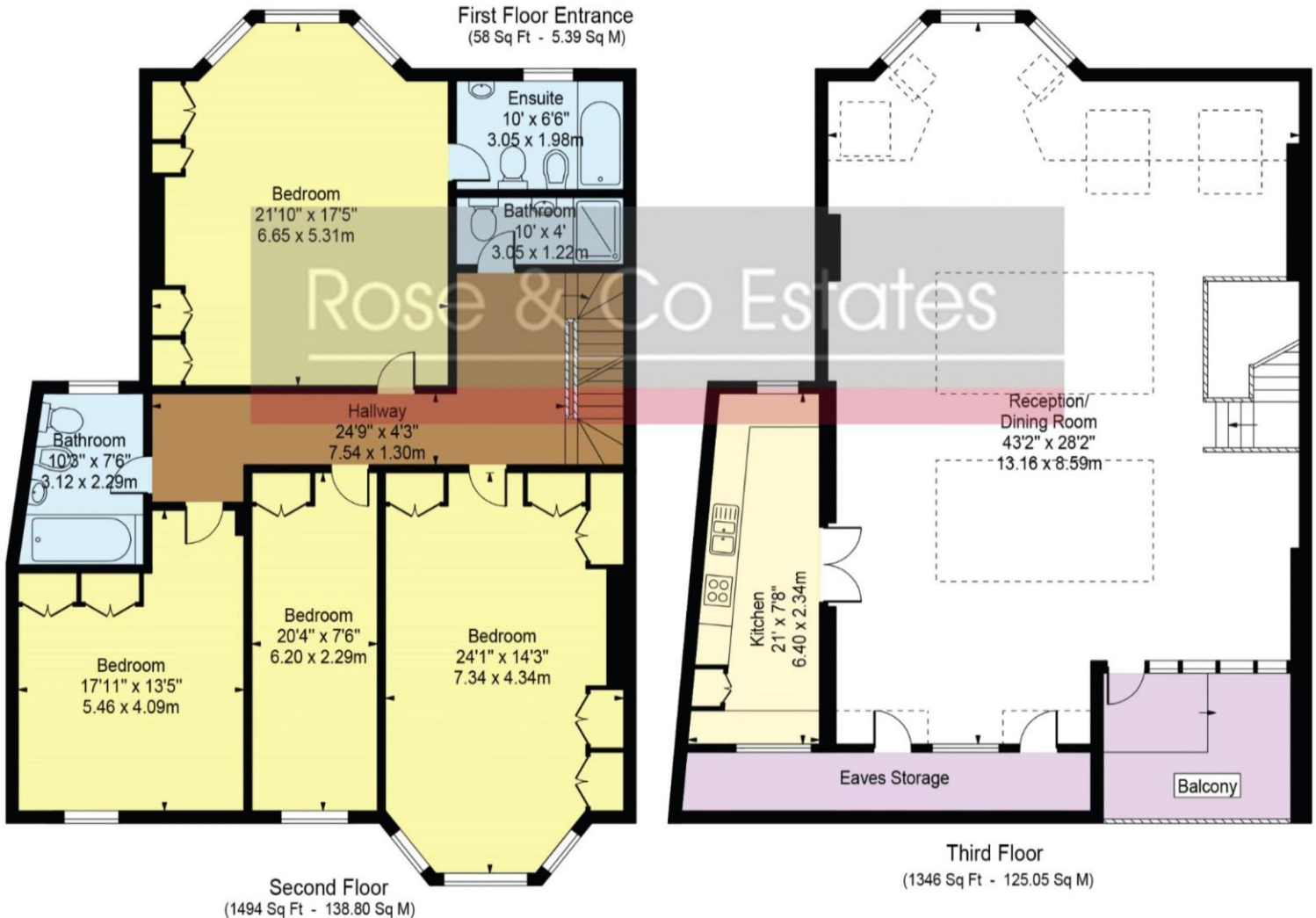
# Compayne Gardens

Approx. Total Internal Area 2916 Sq Ft - 270.90 Sq M  
 (Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 2670 Sq Ft - 248.05 Sq M  
 (Excluding Eaves Storage & Restricted Height Area)



First Floor Entrance  
 (58 Sq Ft - 5.39 Sq M)

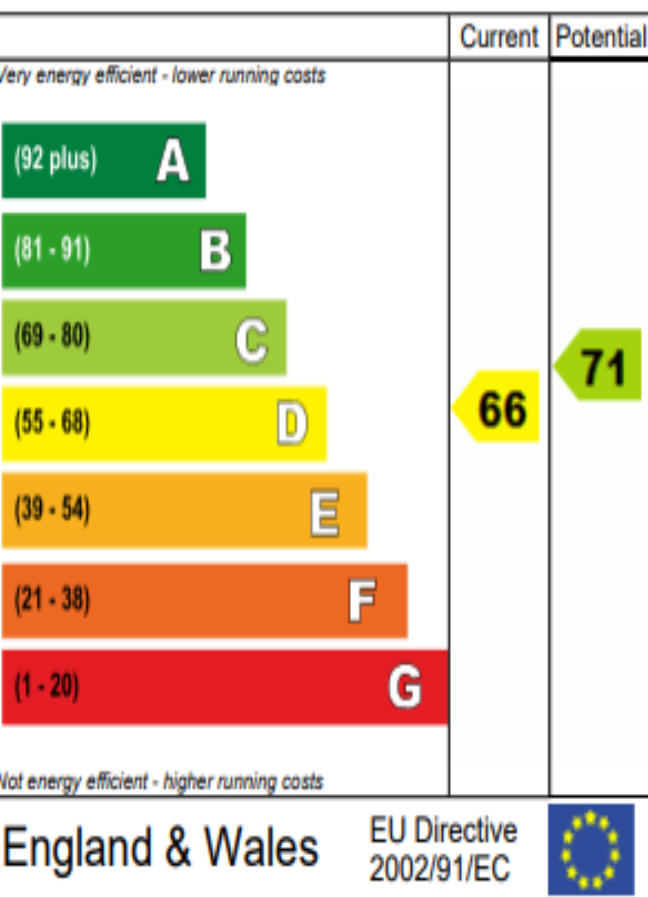


For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

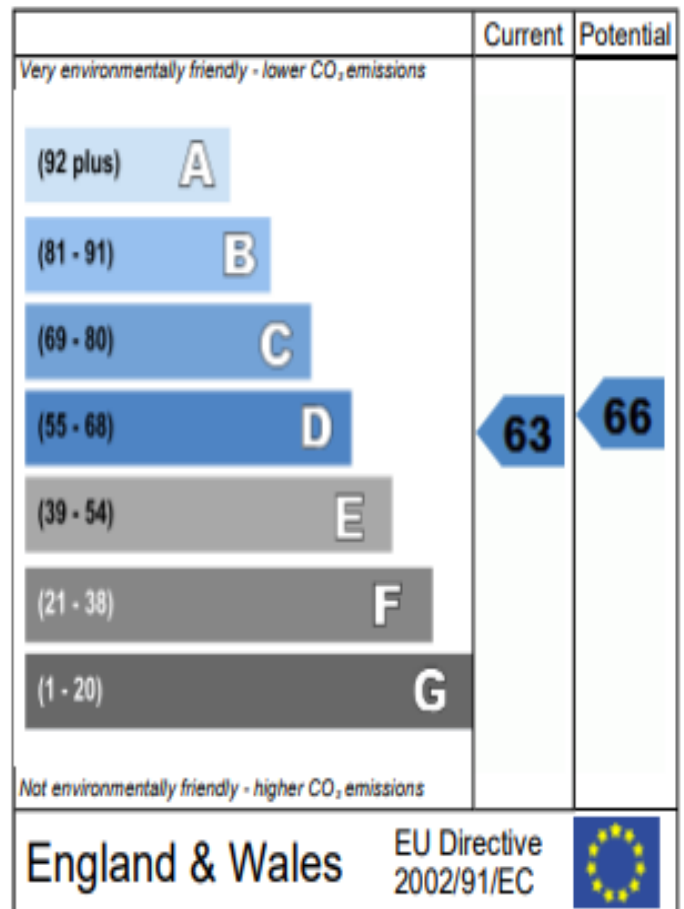
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	198 kWh/m <sup>2</sup> per year	179 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	7.8 tonnes per year	7.1 tonnes per year
Lighting	£254 per year	£127 per year
Heating	£925 per year	£895 per year
Hot water	£166 per year	£166 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This