

Compayne Gardens, South Hampstead



- Stunning Split level ground & part garden 3 bedroom 2 bathroom (1 ensuite) flat on Compayne Gardens
- Stunning reception with high ceilings. Steps down to a fabulous modern fitted and equipped eat in kitchen
- Two tiered rear paved patio garden areas with gate to communal gardens. Access from kitchen and reception

- Located between Canfield Gardens & Fairhazel Gardens., Ideal for Finchley Road & West Hampstead stations and the 02 Centre
- Main bedroom with en-suite and walk in storage. 2 further double bedrooms and bathroom WC. Utility room
- EPC:C Council Tax G. Viewing via Sole agents Rose & Co Estates 020 73728488



Asking Price £1,850,000 Subject to Contract

Approximate Gross Internal Area
1691 sq ft / 157.1 sq m

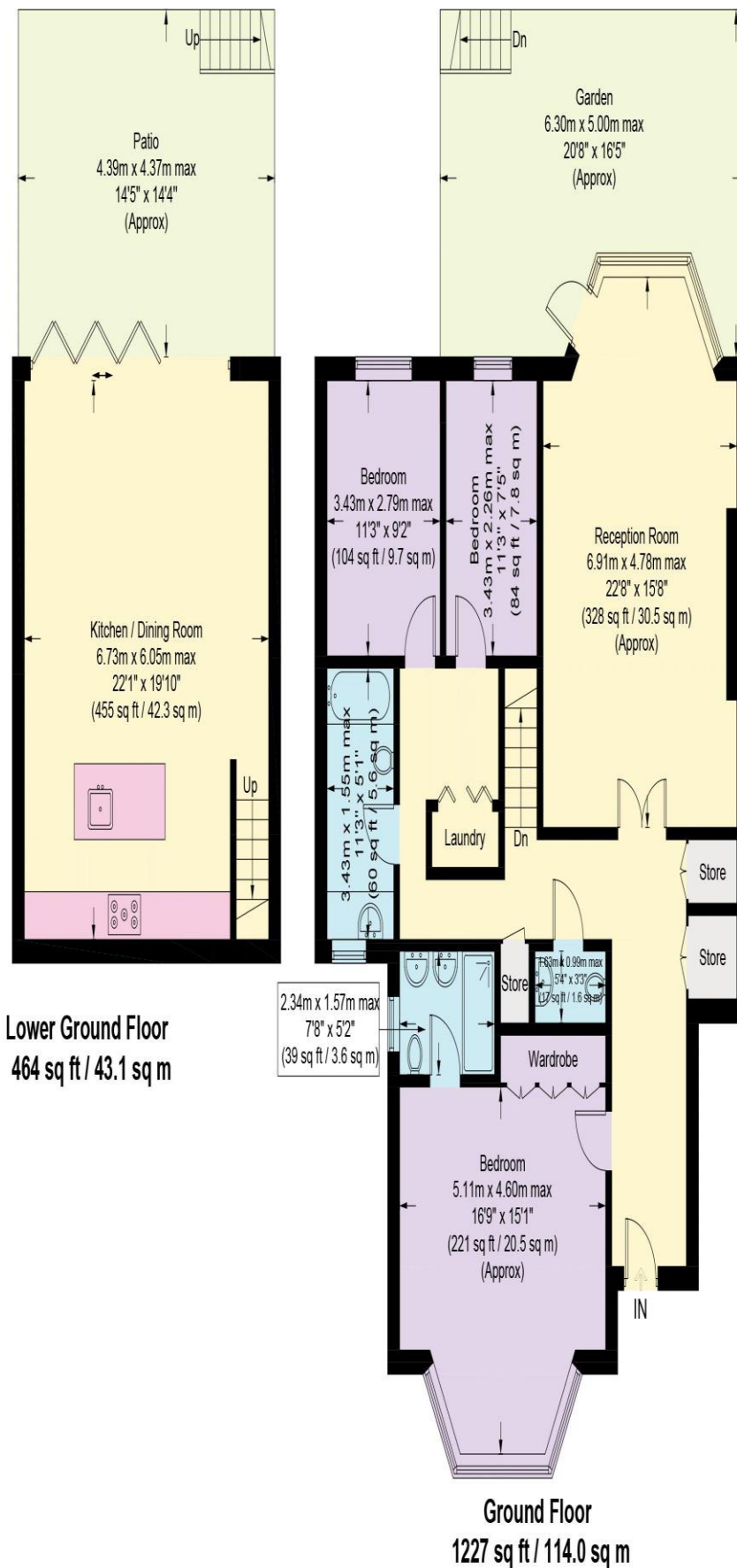


Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID961377)

Energy performance certificate (EPC)

Ground Floor Flat
28 Compayne Gardens
LONDON
NW6 3DL

Energy rating

C

Valid until: 25 April 2033

Certificate number: 0500-1559-0122-1025-3473

Property type

Ground-floor maisonette

Total floor area

144 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 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.](#)