

Canfield Gardens, South Hampstead, London



- Exceptional 1st floor, 3 bedroom, 2 bathroom (1 en-suite), 114 sq m (1,227 sq ft) flat
- Fully modernised with high ceilings, mouldings & limestone fireplace. Hardwood flooring & porcelain tiling throughout
- EPC: B. Council Tax: G. Share of freehold. Lease 150 years from the 25th December 1995
- Close to Finchley Road, Swiss Cottage and West Hampstead stations
- Bespoke walnut wardrobes. Accoya box sash windows. French doors with double glazing and wooden shutters
- Viewing via sole agent Rose & Co Estates 020 7372 8488



Asking Price £1,600,000 Subject to Contract



FIRST FLOOR

RECEPTION ROOM
19'4 x 14'2 (5.9m x 4.3m)

KITCHEN
14'6 x 14'0 (4.4m x 4.2m)

STUDY
9'0 x 7'11 (2.7m x 2.4m)

BEDROOM 1
17'1 x 14'2 (5.2m x 4.3m)

BEDROOM 2
11'7 x 10'8 (3.5m x 3.2m)

Energy performance certificate (EPC)

Flat 2 1st Floor 56 Canfield Gardens LONDON NW6 3EB	Energy rating	Valid until: 21 May 2036
	B	Certificate number: 0904-2536-0002-0125-0802

Property type	Mid-floor flat
Total floor area	109 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 rating and score

This property's energy rating is B. It has the potential to be B.

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		