



## Canfield Gardens | London | NW6

Guide price £3,000,000 | Share of Freehold

 3  4  3  C

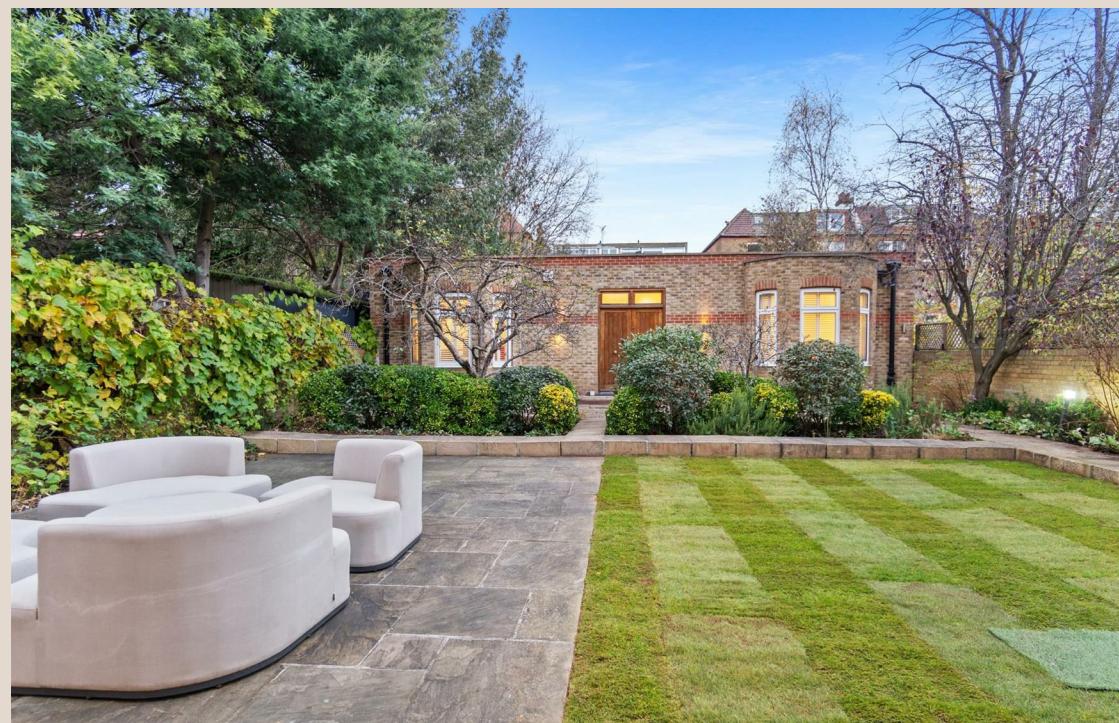
**ADN**  
RESIDENTIAL

An exceptional and meticulously refurbished three double bedroom, four bathroom garden apartment offering in excess of 3000 sq ft of lateral and well planned accommodation, perfectly located in prime South Hampstead. This beautiful property has been complete remodeled and refurbished to a high specification, comprising a generous double reception/dining area, a modern designer kitchen/breakfast room with access onto a secluded private rear garden, a spacious principal bedroom suite with walk through wardrobe and a four piece en-suite bathroom, two further double bedrooms (one with en-suite bathroom) and a family shower room. Additional benefits include a one of a kind Summer House with a sunken Cinema Room, office space and shower/steam room, off street parking for one car, built-in SONOS sound system, utility room and an abundance of storage throughout. Canfield Gardens is ideally located for the shops, cafes, restaurants and transport links on West End Lane and Finchley Road including the Jubilee Line, Metropolitan Line, Thameslink and Overground networks.

- Private Garden
- Eat In Kitchen/Family Room
- 4 Bathrooms
- Off Street Parking For One Car
- Double Reception Room
- 3 Double Bedrooms
- Summer House With Cinema Room
- High Specification

Council Tax Band: G  
EPC: C











**Canfield Gardens,  
London, England NW6 3ED**  
 Approximate Area = 3,018 Sq Ft / 280.37 Sq M  
 (excluding the summer house storage)  
 Summer House Storage = 452 Sq Ft / 42 Sq M

N

**Summer House**

**Summer House Basement**

**Ground Floor**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

70 79

England & Wales EU Directive 2002/91/EC

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