

Canfield Gardens, South Hampstead NW6



- Stunning, bright and airy two double bedroom, two bathroom top floor flat
- Benefits from ample fitted storage, wood floor and a private decked terrace.
- Close to various transport links, shops and amenities.

- The property offers stylish and well-proportioned accommodation of 1004 sq ft
- Canfield Gardens is located conveniently within close proximity of West End Lane and Finchley Road
- EPC. Band: C. Council Tax Band: F. Leasehold 125 years commencing from 21 May 2010



Asking Price £925,000 Subject to Contract

Canfield Gardens, NW6 3EB

Approx. Gross Internal Area = 93.2 sq m / 1004 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy performance certificate (EPC)

FLAT D , 52 CANFIELD GARDENS
LONDON
NW6 3EB

Energy rating

C

Valid until: 17 June 2031

Certificate number: 7000-9584-0422-3090-5693

Property type

Top-floor flat

Total floor area

96 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 B.

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		