



STYLISH DUPLEX APARTMENT WITH PRIVATE TERRACE AND BALCONY

CANFIELD GARDENS
SOUTH HAMPSTEAD, LONDON, NW6

Guide Price £1,590,000, Share of Freehold



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4 Bedrooms • 2 Bathrooms • 2 Reception rooms • Private balcony • Private terrace • Eaves storage space

EPC Rating = C

Council Tax = G

Description

Located on a premier South Hampstead Street and set within an imposing semi-detached red brick period building is this stunning duplex apartment which benefits from a private terrace, balcony and plenty of eaves storage space throughout.

The apartment which has recently been renovated to an exceptional standard throughout, features a bright open plan dining room complete with a bespoke Alno kitchen with integrated Miele and Gaggenau appliances and bi-folding doors leading out onto the terrace. There is also a reception room, separate utility room and guest cloakroom.

Bedroom accommodation includes a master bedroom suite complete with a walk in wardrobe and a luxurious bathroom with underfloor heating and heated mirrors. There are three further bedrooms, one of which could be used as a second reception room and one with double doors leading out onto a private balcony. There is also a family bathroom with underfloor heating and a Jacuzzi style bath.

Location

Canfield Gardens is a quiet residential tree lined street situated within the South Hampstead Conservation area and ideally located for the facilities and amenities of both the Finchley Road and West End Lane.

For transport links Finchley Road Underground Station (Jubilee and Metropolitan lines) is approximately 500 metres distant. South Hampstead Overground Station is approximately 600 metres away. West Hampstead Underground Station (Jubilee Line), West Hampstead Overground and Thameslink are all approximately 850 metres away.

NB. Photos taken 02/07/2018

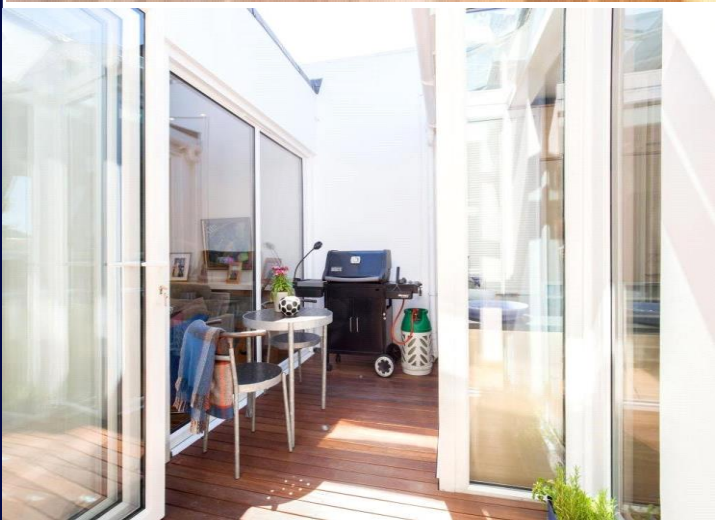
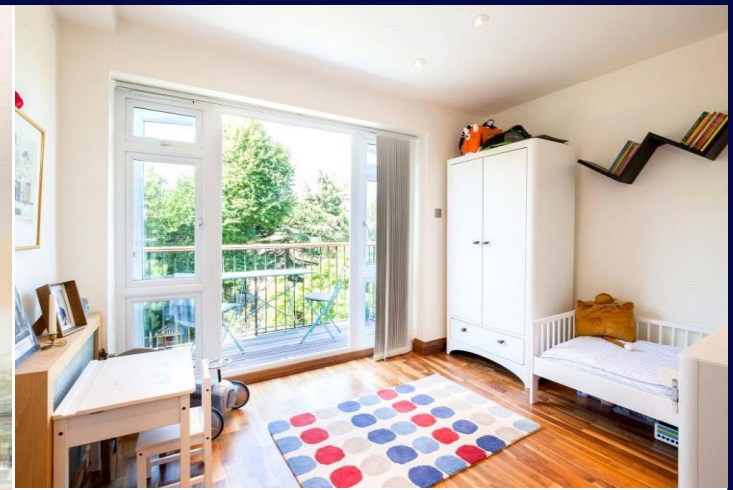
Tenure

Share of Freehold

Viewing

Strictly by appointment with Savills.





FLOORPLANS

Gross internal area: 1741 sq ft, 161.7 m²



Canfield Gardens, South Hampstead, NW6

Gross Internal Area (approx) = 150.9 sq m / 1624 sq ft (Excluding Void)

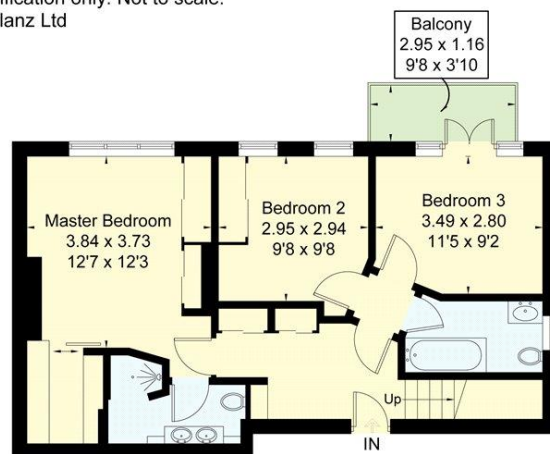
Eaves Storage = 10.9 sq m / 117 sq ft

Total = 161.8 sq m / 1741 sq ft

Balcony & Terrace Areas = 8.8 sq m / 95 sq ft

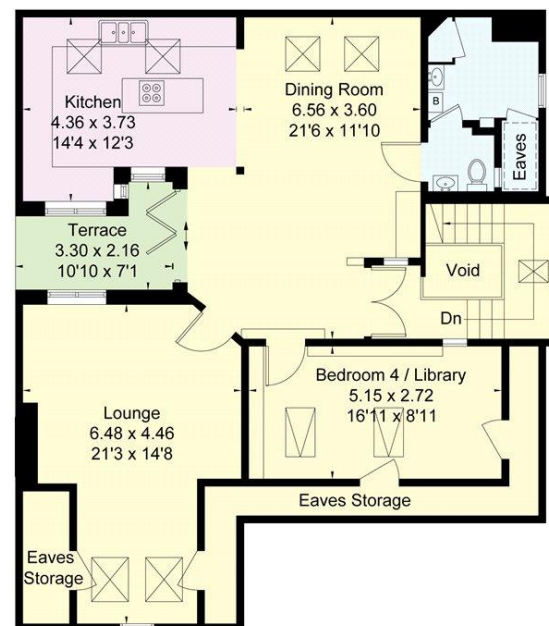
For identification only. Not to scale.

© Floorplanz Ltd



Second Floor

= Reduced headroom below 1.5m / 5'0"



Third Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		