



Located on a premier South Hampstead Street and arranged over the upper two floors of an imposing semi-detached red brick period building is this stunning duplex apartment.

Canfield Gardens, South Hampstead, London, NW6

£1,595,000 Share of Freehold

savills



Share of freehold duplex apartment • Private terrace and balcony • Recently renovated • Premier South Hampstead Street • Near to the Finchley Road & West End Lane

About this property

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 principal 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.



Local Information

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.

Tenure

Share of Freehold (92 underlying leasehold years remaining)

Local Authority

London Borough Of Camden

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.

Telephone:
+44 (0) 20 7472 5000.





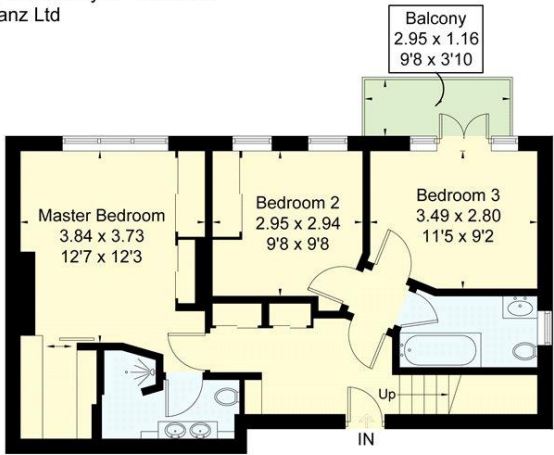
Canfield Gardens, South Hampstead, London, NW6
Gross Internal Area 1624 sq ft, 150.9 m²
Total 1741 sq ft, 161.7 m²

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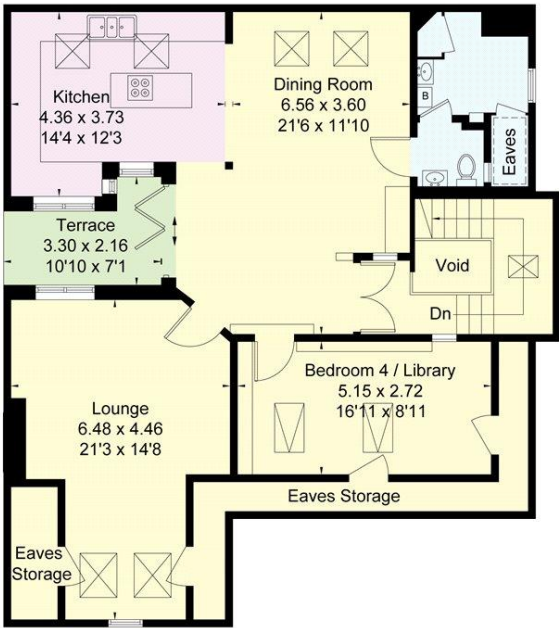
Canfield Gardens, South Hampstead, NW6

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.
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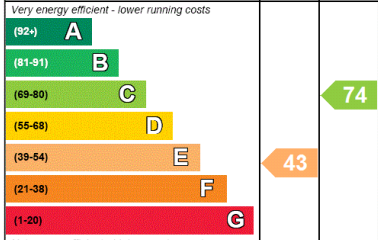



Second Floor

 = Reduced headroom below 1.5m / 5'0



Third Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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