



CANFIELD GARDENS  
SOUTH HAMPSTEAD  
LONDON  
NW6 3JP

A superb TWO DOUBLE bedroom flat located on one of the prime roads in South Hampstead within a 1-2 minute walk to Finchley Road tube station and shopping facilities.

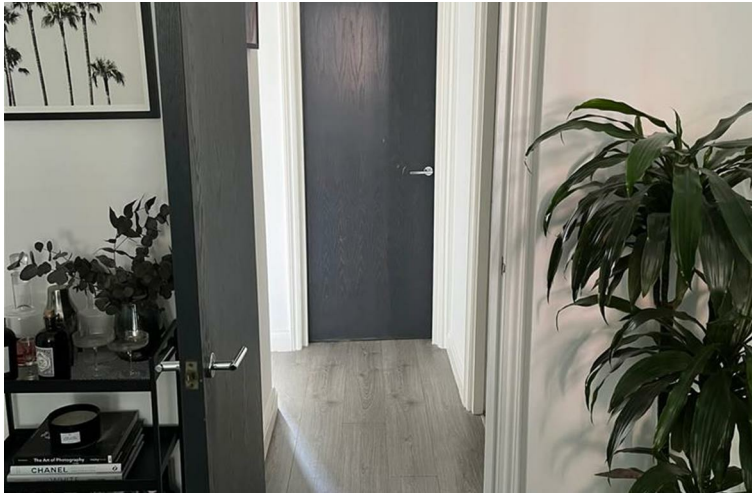
The property benefits from recent refurbishment, wooden floors throughout, spacious reception, fitted kitchen, and two even double bedrooms.

**PRICE: £2,750 Per Month**

The flat also has the added benefit of backing the sought-after 2.5-acre communal gardens/park which is private to the residence in the street.

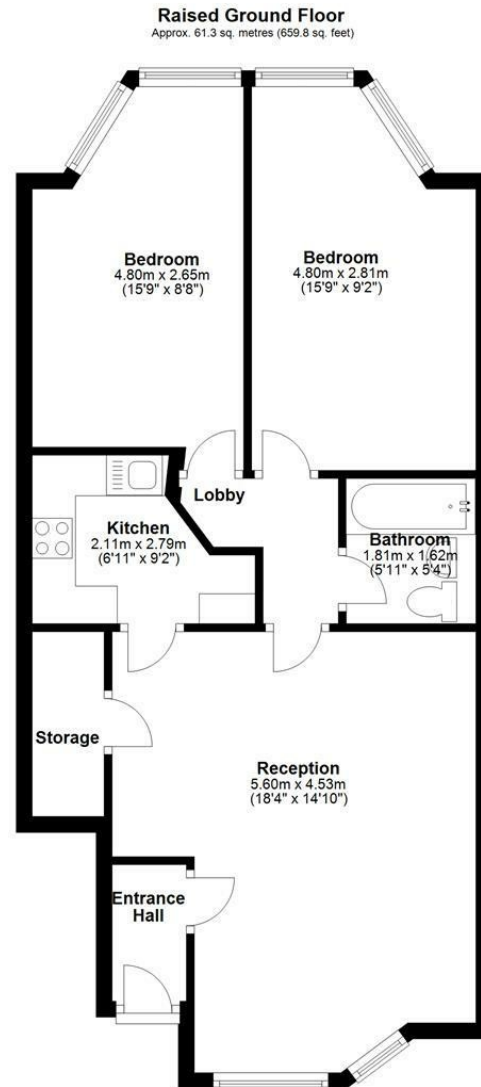
FURNISHED

Must be seen




## FEATURES:

- Superb Location
- 2 x Double Bedroom
- Spacious Reception
- 1 min to Finchley Road Tube Station
- Stunning Communal Gardens



Total area: approx. 61.3 sq. metres (659.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### IMPORTANT NOTICE

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective tenant. Not to scale. Copyright: RHW Estates

