

112 FINCHLEY ROAD
LONDON NW3 5HT
INFO@RHWESTATES.CO.UK
020 7431 7121

WWW.RHWESTATES.CO.UK



CANFIELD GARDENS
SOUTH HAMPSTEAD
LONDON
NW6 3JP

LEASEHOLD - SHARE OF FREEHOLD

ASKING PRICE £849,950

SUBJECT TO CONTRACT

We are delighted to offer this fabulous 2-bedroom garden flat with a private entrance, backing onto the sought-after 2.5-acre communal gardens. Set within a Victorian end-of-terrace residence.

Set in this desirable address within a very short distance of Finchley Road tube station, with excellent local amenities. The flat is well-presented with a private entrance, a lovely reception room, and access to a private garden leading to the communal gardens, two bedrooms, a bathroom/WC, and a galley-style modern kitchen.

The flat also benefits from gas central heating and a private side passage.



FEATURES

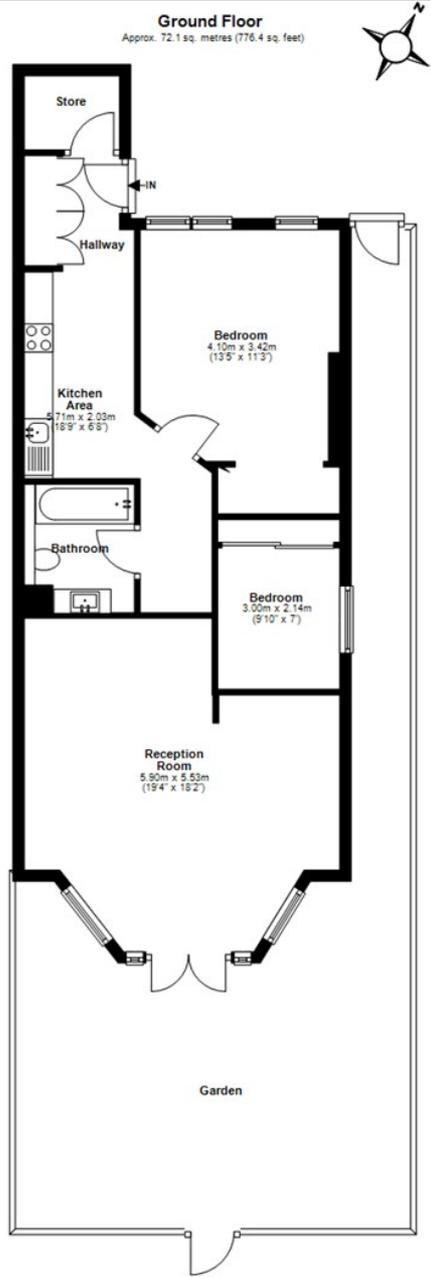
VIDEO TOUR:

SERVICE CHARGE: £

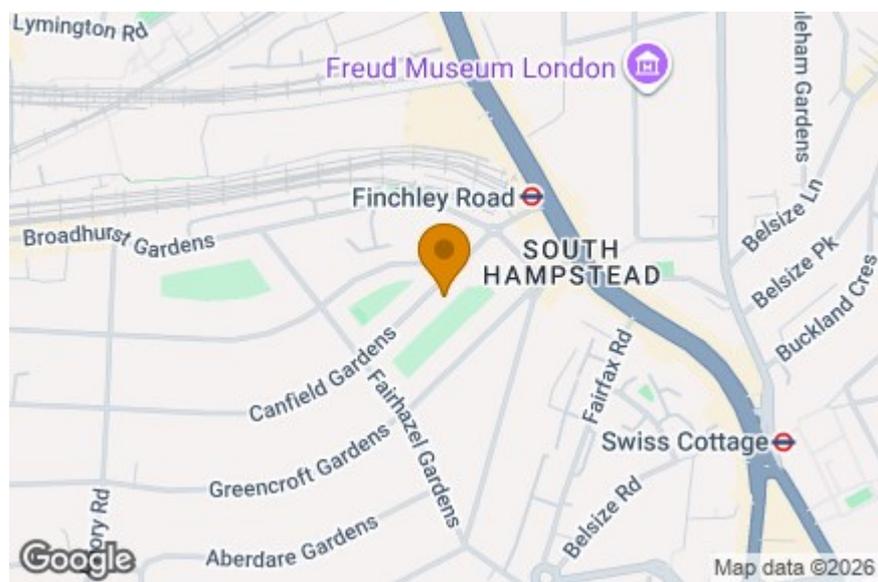
TENURE: Leasehold - Share of Freehold

COUNCIL TAX:

Ground Floor
Approx. 72.1 sq. metres (776.4 sq. feet)



Total area: approx. 72.1 sq. metres (776.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 mis-statement. 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 purchaser.
Not to scale. Copyright: RHW Estates