



FOR SALE  
£595,000  
SUBJECT TO CONTRACT

# Canfield Gardens

LONDON NW6 3DY

## KEY FEATURES

- EPC Rating: D
- Two Bedrooms
- One Bathroom
- Second Floor
- Period Conversion
- Leasehold

A well-proportioned two bedroom, one bathroom apartment situated on the third floor of this imposing semi-detached residence in the heart of South Hampstead.

The apartment has been fully refurbished to a high standard, offering a stylish and contemporary finish throughout while retaining attractive period features such as high ceilings and large windows that flood the space with natural light.

The accommodation comprises a bright open-plan living room and kitchen, two well-sized bedrooms, and a modern family bathroom.

Canfield Gardens is superbly positioned just a five-minute walk from the Jubilee Line, London Overground and Thameslink stations, providing excellent transport links across London. A variety of nearby coffee shops, bars, restaurants, and the popular weekly farmers' market are also within easy reach.



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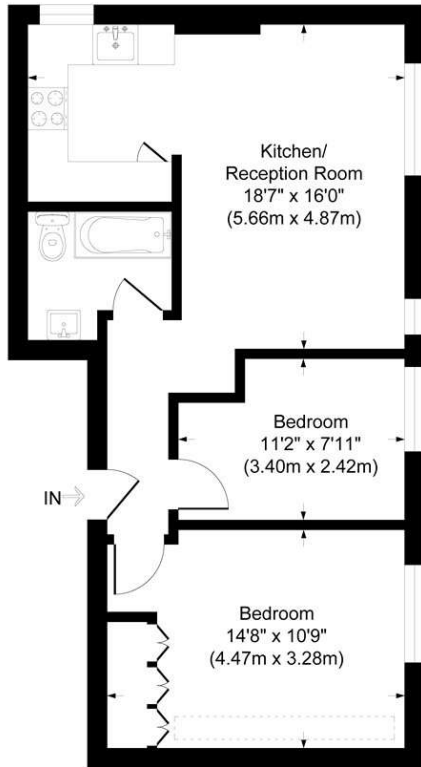
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## Canfield Gardens

Approximate Gross Internal Area  
Total = 54.2 sq m / 584 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Third Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements*