

Canfield Place, South Hampstead, NW6

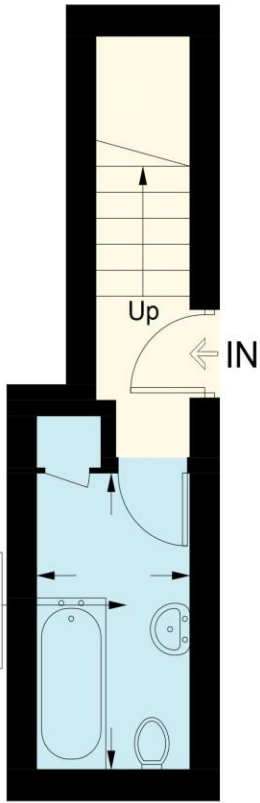


- 2nd floor, 2 bedroom, 2 bathroom flat in this popular mews off Canfield Gardens
- Good size reception with wood floor and recessed fitted kitchen
- EPC:D. Council tax D
- Close to Finchley Road Station, the O2 Centre and all local amenities of Finchley Road
- Available now Furnished
- Viewing via Rose & Co Estates 020 7372 8488



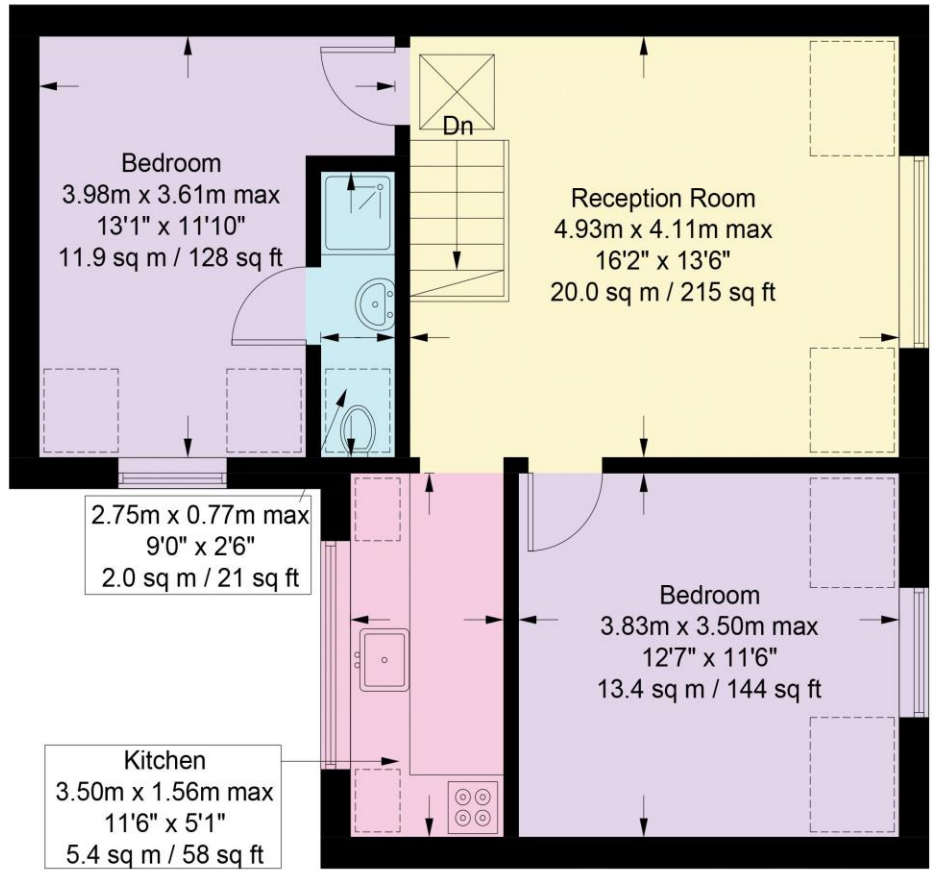
Weekly Rental £540 Monthly £2340

Approximate Gross Internal Area
 First Floor = 95 sq ft / 8.8 sq m
 Second Floor = 525 sq ft / 48.8 sq m
 (Excluding Reduced Headroom)
 Reduced headroom = 71 sq ft / 6.6 sq m
 Total = 691 sq ft / 64.2 sq m



2.86m x 1.50m max
 9'5" x 4'11"
 4.7 sq m / 50 sq ft

First Floor



2.75m x 0.77m max
 9'0" x 2'6"
 2.0 sq m / 21 sq ft

Kitchen
 3.50m x 1.56m max
 11'6" x 5'1"
 5.4 sq m / 58 sq ft

Reception Room
 4.93m x 4.11m max
 16'2" x 13'6"
 20.0 sq m / 215 sq ft

Bedroom
 3.83m x 3.50m max
 12'7" x 11'6"
 13.4 sq m / 144 sq ft

Bedroom
 3.98m x 3.61m max
 13'1" x 11'10"
 11.9 sq m / 128 sq ft

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1077198)

Energy performance certificate (EPC)

Second Floor 5 Canfield Place LONDON NW6 3BT	Energy rating D	Valid until: 4 September 2029
		Certificate number: 0357-2874-6212-9201-8291

Property type

Top-floor flat

Total floor area

62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)