



Contemporary Apartment with Feature Brick Wall in South Hampstead

Canfield Gardens, South Hampstead, NW6

Available 14 May - £850 per week* (£3,683.33 PCM)

*Additional fees may apply

Canfield Gardens, South Hampstead, NW3

£850 per week*

* fees may apply

- 25ft Reception room
- Fully fitted eat-in kitchen
- Master bedroom with en suite bathroom
- Two further bedrooms
- Family bathroom
- Balcony
- Mains water/sewerage/electric/gas
- Gas central heating

Bright and spacious three bedroom contemporary apartment on the first floor, with a feature brick wall in the reception room, balcony and plenty of storage space. The property comprises of a generous reception room, fully fitted eat-in kitchen, master bedroom with fitted cupboards and en-suite, second double bedroom with fitted wardrobes, good size single bedroom/study, family bathroom, utility room, wooden floors throughout and a balcony off the kitchen. Located in South Hampstead near the transport links of Finchley Road underground station (Jubilee and Metropolitan lines).

- Available 14 May - Unfurnished
- Camden Council Tax Band: G £3,350.95 PA
- EPC Rating: 71/C
- Approx. Gross Internal Area: 1,111 Sq F
- Security Deposit: £3,683.33 (5 wks rent)
- Holding Deposit: £850 (1 wks rent)



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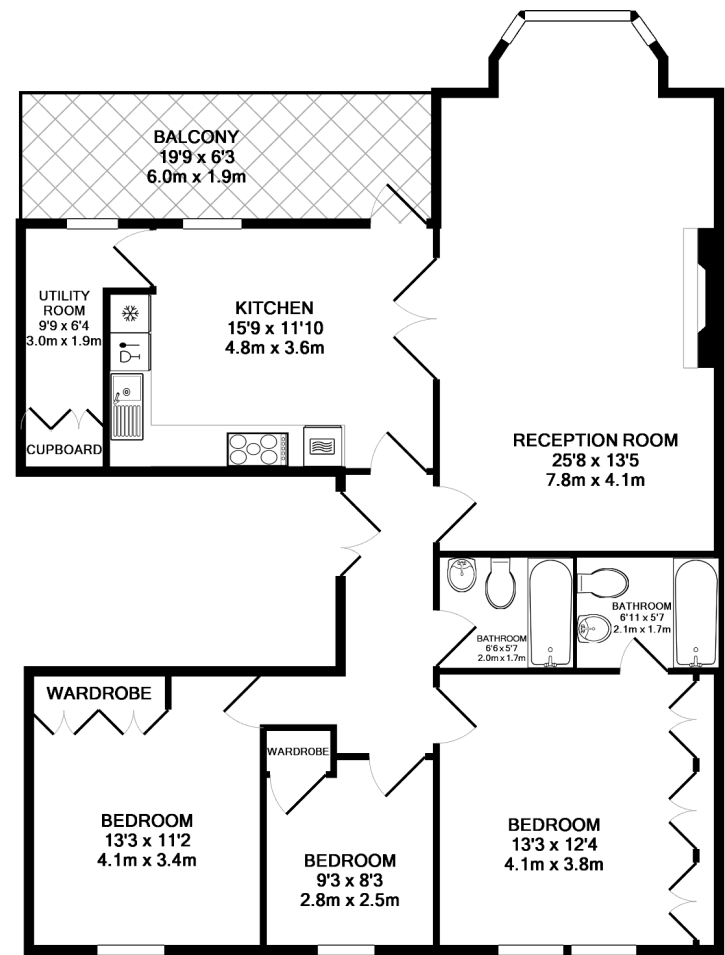
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Approx Gross Internal Area: **1,111 Sq Ft / 103.2 Sq M**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



* A holding deposit of 1 weeks rent will be offset against the initial rental payment. The necessary paperwork should be completed within 15 days or such longer period as might be agreed. A security deposit equivalent to 5 weeks rent to be held during the tenancy against unpaid rent, bills, dilapidations and any other costs or losses incurred. Contract variations £50, Change of sharer £50, all inclusive of VAT at the prevailing rate.

TOTAL APPROX. FLOOR AREA 1111 SQ.FT. (103.2 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Please note that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included