



PROCTORS

ESTATE AGENTS

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25 Canfield Place, London

£525,000

TENURE

We are advised by the vendor that the property is Leasehold (101 years remaining). Any prospective purchaser should seek clarification from their solicitor.



25 Canfield Place, London

This impressive Victorian mews first floor apartment is located just around the corner from the popular Finchley Road and within walking distance to Underground (Jubilee and Metropolitan lines) and the Overground providing easy links to all London airports. The vaulted ceilings add character and charm. The accommodation briefly comprises entrance hallway with small workstation, bright lounge with built in storage, dining kitchen with fitted units, 'butler' style sink, a double bedroom with built-in wardrobes and stylish bathroom with free-standing bath, shower and feature wash basin. Benefits from intercom access, gas central heating, PVC double-glazed windows, neutral décor throughout and complimenting flooring.

Located in this established South Hampstead neighbourhood with local shops and amenities along with perfect access to some of the city's trendiest bars, restaurants, coffee shops and green spaces. Viewing is strongly recommended!

ACCOMMODATION

ENTRANCE HALLWAY

PVC double-glazed window, spindled balustrade staircase to first floor, small workstation

FIRST FLOOR

Landing, spindled balustrade, two double-glazed roof windows

LOUNGE

14' 3" x 11' 3" (4.34m x 3.43m) PVC double-glazed window, radiator, built in shelving, two radiators

FITTED DINING KITCHEN

12' 4" x 10' 8" (3.76m x 3.25m) Fitted wall and floor units including drawers, inset 'butler style' sink, wood worktops, built in cooker, extractor hood, plumbed for automatic washing machine, plumbed for dishwasher, integrated fridge-freezer, tiled splash-backs, PVC double-glazed window

DOUBLE BEDROOM

13' 8" x 11' 1" (4.17m x 3.38m) PVC double-glazed window, radiator, built in wardrobes with cupboards above

BATHROOM

Free standing bath with shower, shower attachment and mixer tap, feature wash hand basin, low level WC, mainly tiled walls, tiled floor



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band G
Camden London Borough Council
E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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