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69–71 PARK ROAD
LONDON NW1 6XU
020 7724 4724

# CANFIELD GARDENS
# SOUTH HAMPSTEAD
# LONDON, NW6

FREEHOLD

ASKING PRICE £5,950,000
SUBJECT TO CONTRACT

SOLE AGENT

Please note: The property is now unfurnished

A superb 6 bedroom detached family house of grand proportions (492.1 sq m/5,297 sq ft) located in this premier residential road. The property offers luxurious family accommodation with state of the art fixtures and fittings throughout. Further benefits include the rare advantage of two single garages and extensive off street parking for a further 4/5 cars behind electric gates in addition to a stunning 90ft landscaped rear garden.

Canfield Gardens is a tree-lined street superbly located for easy access to the Finchley Road. Excellent local supermarkets and stores are just moments away, as is the O2 centre with its varied leisure, dining and shopping facilities. Transport links are equally impressive with excellent road links, frequent and numerous bus routes, Jubilee & Metropolitan lines at Finchley Road Underground Station and also equidistant to the London Overground/Underground at West Hampstead Stations.

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## ACCOMMODATION

- Large Principal Bedroom Suite with En-Suite Dressing Room & Bathroom
- Secondary Bedroom Suite with En-Suite Dressing Room & Bathroom
- 4 Further Bedrooms (2 En-Suite)
- Family Bathroom
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Media Room
- Study
- 2 Guest WC's

## AMENITIES

- Utility Room
- 2 Large Store Rooms
- Air-Conditioning To Principal Rooms
- Garden Store. 90ft Landscaped Rear Garden
- 2 x Single Garages
- Off Street Parking For 4/5 Cars Behind Electric Gates
- Access to Large Loft Storage

| | |
|---|---|
| COUNCIL TAX | Camden (Band H) |
| EPC RATING: | F |

IMPORTANT NOTICE
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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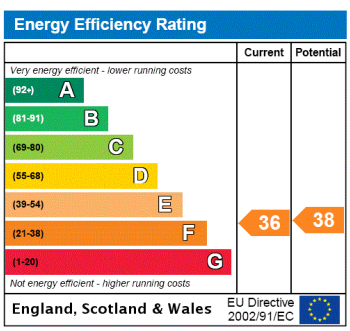
## Canfield Gardens, South Hampstead NW6

Approximate Gross Internal Area:
Total - 492.1 sq.m. / 5297 sq.ft.
(including garages and reduced height area, below 1.5m - denoted with dashed line)
Reduced height area - 2.3 sq.m. / 25 sq.ft.
Detached garage - 15.5 sq.m. / 167 sq.ft.

APPROX. SCALE
0 1 2 3 4 5 10Ft
0 1 2 3M

Floor Plans produced by
*Pro*plan
01491 842925

All measurements and figures are taken in accordance with RICS guidelines. This plan is for guidance only and must not be relied upon as a statement of fact.

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The Property Ombudsman