



Canfield Gardens, South Hampstead, NW6

Asking Price: £575,000

Benham
& Reeves

Canfield Gardens, South Hampstead, NW6

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

An exceptionally spacious apartment arranged over the ground floor of a much sought-after mansion block in a highly convenient location.

The flat features wonderful room sizes including a 23' south facing reception room and a 20' bedroom with high ceilings throughout. The communal entrance hall is shared with just one other flat in a quiet section of the block and there is access to communal gardens.

Stirling Mansions is situated at the favoured northern end of Canfield Gardens, so is moments away from Finchley Road (Jubilee and Metropolitan lines - Zone 2) Underground and Finchley Road & Frognal (Overground) stations. The multiple shopping and restaurant facilities on Finchley Road and West End Lane are also easily accessible.





Property Features:

- Reception Room
- Separate Kitchen
- 1 Bedroom
- 1 Bathroom
- Communal Gardens
- Convenient Location

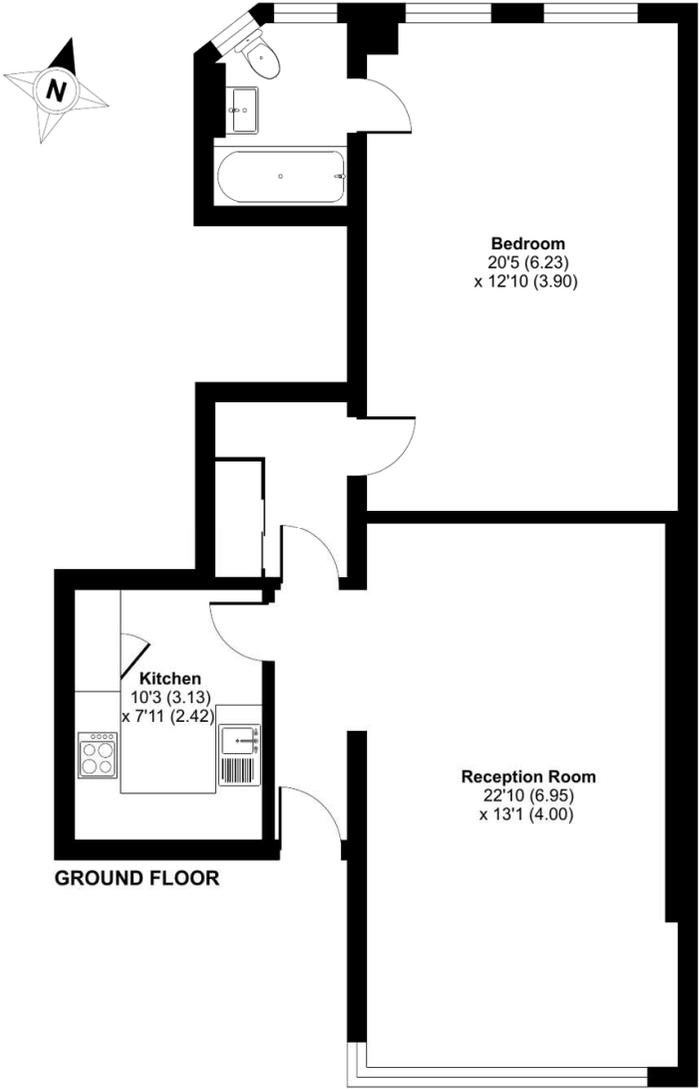


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Approximate Area = 801 sq ft / 74.4 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Benham & Reeves. REF: 1125386

Terms & Conditions:

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Tenure: Leasehold
Expires 18/04/3004
Approximately 979 Years Remaining

Service Charge: £3,381.00 (per annum)
For the year of 2024

Anticipated Rent: £2,200.00 pcm
Approx. 4.6% Yield

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM240058

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E: hampstead.sales@benhams.com

W: www.benhams.com

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