



68 Canfield Gardens, London
NW6 3ED
Asking price £6,250,000 Freehold

A beautiful and rarely available semi-detached Victorian residence comprising 6,068 sq. ft (563 sq. m) of generously proportioned family accommodation, presented in excellent decorative order throughout.

The property retains many period features and boasts grand reception rooms with high ceilings, as well as a large kitchen/breakfast room leading out onto a 70 ft landscaped garden.

Further benefits include an impressive study, oversized principal bedroom suite, 7 additional bedrooms and a gym/playroom occupying the entire third floor.

Canfield Gardens is a tree lined street in the South Hampstead Conservation Area, well located for easy access to the Finchley Road.

Local supermarkets and the O2 Centre are just moments away, providing a variety of leisure, dining and shopping facilities. Finchley Road Underground Station (Jubilee and Metropolitan Lines) and Finchley Road & Frognal Overground are just a short walk from the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	63
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



MISREPRESENTATION ACT 1967 Ian Green Residential for themselves and for the vendors and lessors of the above property(ies), whose agents they are, give notice that:- (1) These particulars are intended only as a guide to prospective purchasers or lessors to enable them to decide whether to make further enquiries with a view to taking up negotiations. They do not constitute, nor constitute any part of an offer or contract. (2) All statements contained on these particulars as to this (these) property (ies) are made without responsibility on the part of Ian Green Residential or the vendors or the lessors. (3) None of the statements contained in these particulars as to this (these) property (ies) are to be relied upon as statements or representations of fact, nor should they be relied upon for any purpose whatever. Accordingly, neither their accuracy nor the continued availability of the property (ies) is in any way guaranteed and they are furnished on the express understanding that neither Ian Green Residential nor the vendor or lessor are to be or become under any liability or claim in respect of their contents. (4) The vendor or lessor does not hereby make or give nor do Ian Green Residential have any authority to make or give any representation or warranty whatsoever as regards to the property (ies) or otherwise. (5) Any intended purchaser or tenants must satisfy themselves by inspection or otherwise as to the correctness or each of the statements contained in these particulars. (6) In the event of the agents supplying any further information or expressing any opinion to a prospective purchaser or lessor whether oral or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.

28 De Walden House, Allitsen Road, London, NW8 7BA

Tel: +44 (0)207 586 1000

ian@iangreenresidential.com

www.iangreenresidential.com

IAN GREEN
RESIDENTIAL

