



Canfield Gardens, South Hampstead, London, NW6 . | £1,495

- Over 2000 sq ft
- Sought after location
- Modern
- Secluded rear garden

- 57' reception room
- Available immediately
- Council tax - G - £2201 per annum

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

This superb property combines the entire ground floor of a substantial detached period house with a delightful private garden

The accommodation extends to over 2000 sq ft which includes well-proportioned bedrooms and elegant entertaining areas highlighted by the magnificent, 57' reception room.

To the rear is a beautifully landscaped private garden and to the front off-street parking for one car

Wonderfully situated in the heart of South Hampstead, this character property is ideally located for the Finchley Road with the facilities of the O2 centre and the superb and varied transport links to the West and City via Jubilee, Metropolitan and Overground lines with West Hampstead Thameslink and shops just 10 minutes away



Oliver Kent

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 Flat

 Available to Let

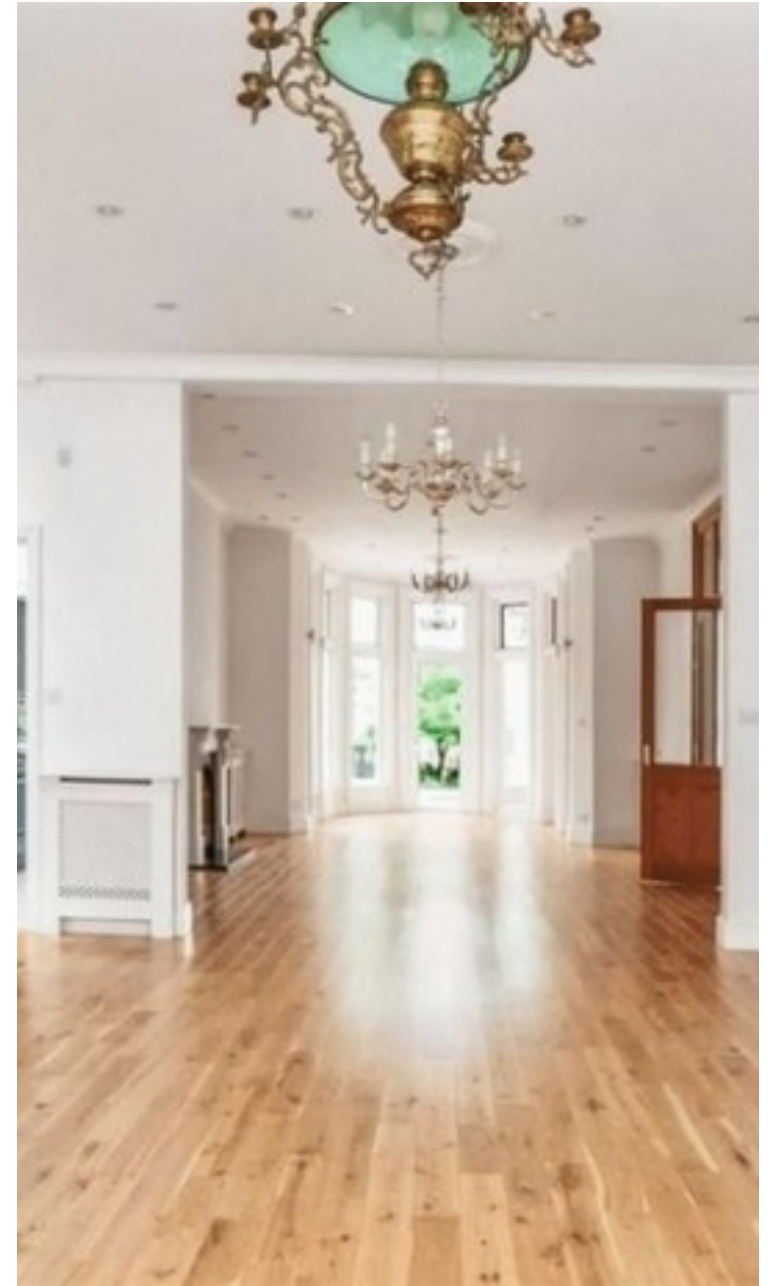
 x 3

 x 1

 x 3



"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"



"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."



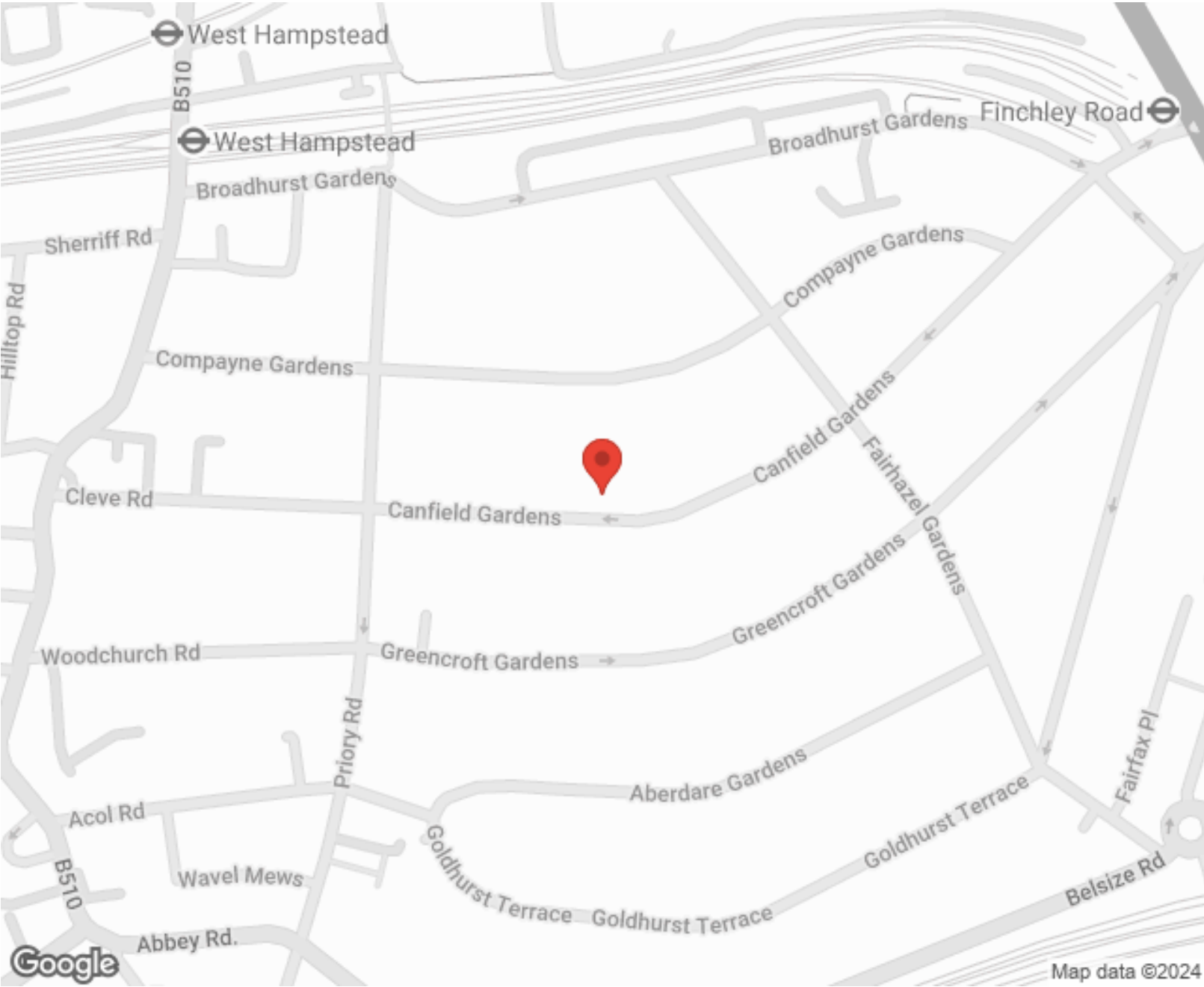
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



**MORE INFO, PICTURES,
CONTACT ON
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	

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1, 76 Canfield Gardens, NW6

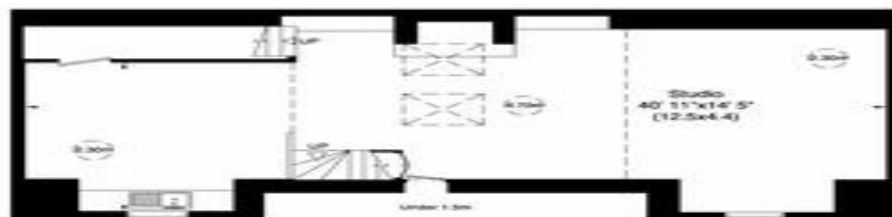
Gross internal area (approx.)

319 Sq m (3427 Sq ft) Including Under 1.5m

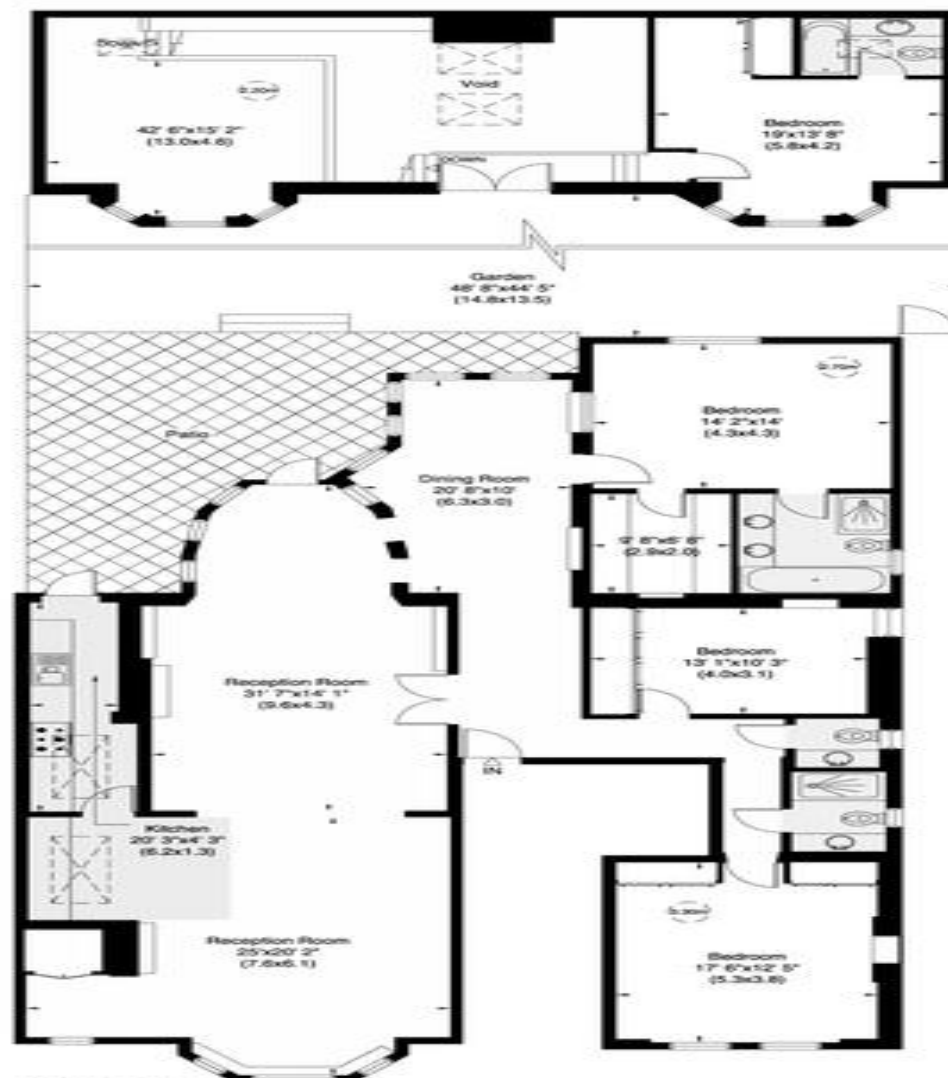
314 Sq m (3377 Sq ft) Excluding Under 1.5m

Please note void area not included

For identification only, Not to Scale



Basement



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).