



CANFIELD GARDENS,
SOUTH HAMPSTEAD, NW6



On the market for the first time in over 40 years, set back from the road behind a pretty front garden, is this impressive and imposing double fronted semi-detached red brick Victorian house, located within the South Hampstead Conservation Area.

GUIDE PRICE £5,500,000

SOLE AGENT

FREEHOLD

The property is currently arranged as two maisonettes and has the benefit of local authority planning consent to reinstate it back into a single-family dwelling. The property comprises 4675 square feet (434 sq. m.) not including the loft and cellar, and there is lapsed planning consent to convert the loft, which would increase the usable gross internal area to 5900 square feet. There is also scope to enlarge the cellar, if wished, subject to consents.

Built originally as a family home in the 1886, this substantial property is in excellent order throughout, retaining many of the original features.

To the rear of the property is a delightfully sunny, north west facing rear garden.

The property is located at the West end of Canfield Gardens, between Fairhazel Gardens and Priory Road, on the favoured North West side. Conveniently positioned for access to the numerous and extensive amenities on West End Lane and The Finchley Road.

ACCOMMODATION & AMENITIES

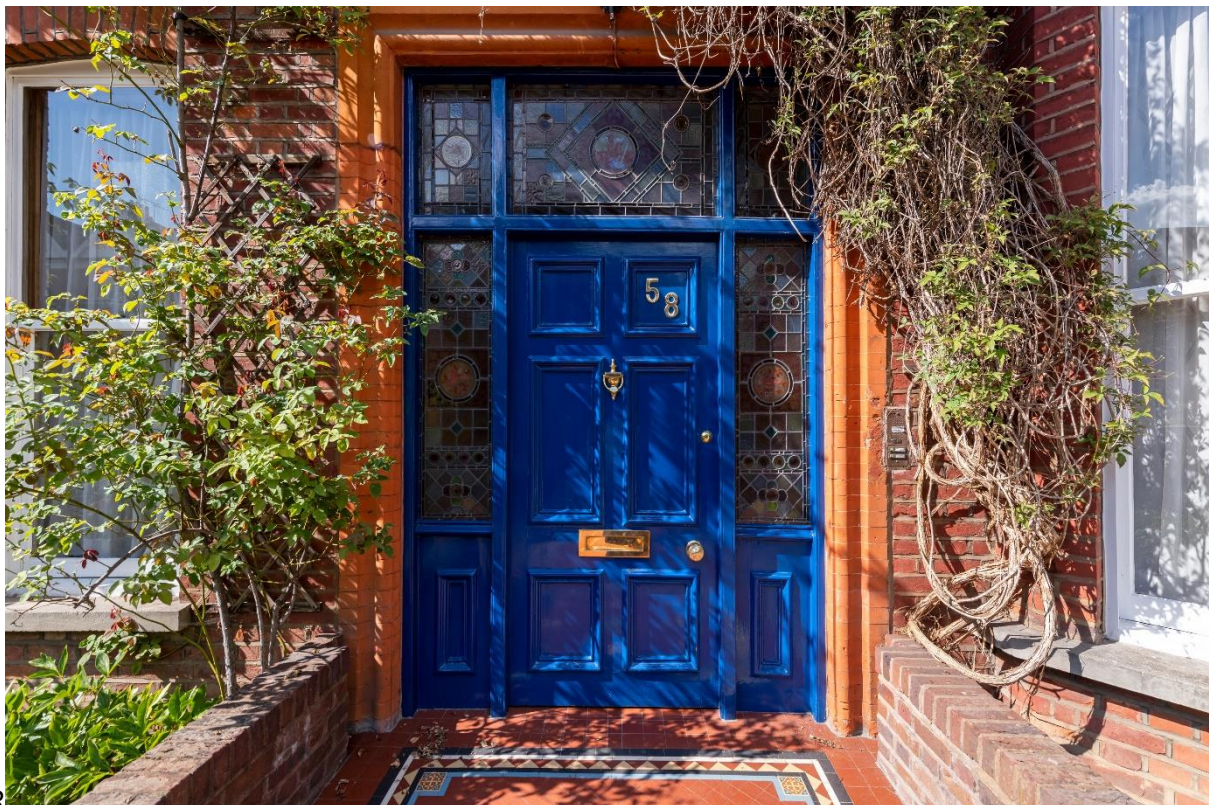
SHARED ENTRANCE HALL, FRONT GARDEN, RESIDENTS PARKING

GROUND & PART FIRST FLOOR MAISONETTE

ENTRANCE HALL, IMPRESSIVE 26'11 RECEPTION ROOM, 31' KITCHEN/DINING/FAMILY ROOM, 20' PRINCIPAL BEDROOM WITH ENSUITE BATHROOM, THREE FURTHER BEDROOMS, ONE WITH AN ENSUITE, FAMILY BATHROOM, SEPARATE SHOWER ROOM, CELLAR, 31' SHARED TERRACE, 75' REAR GARDEN

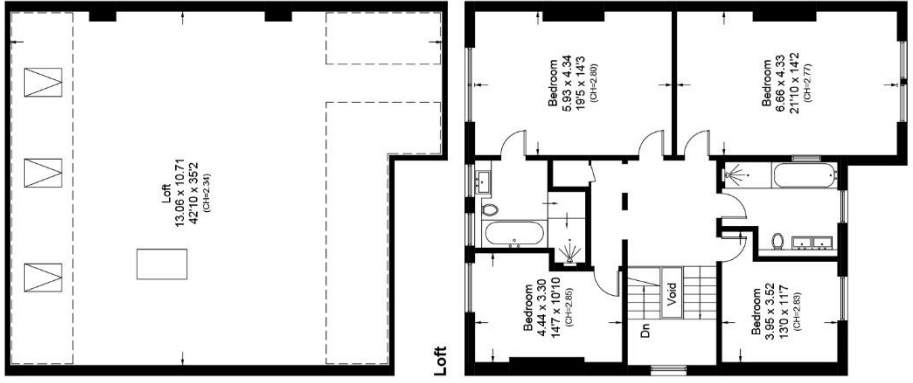
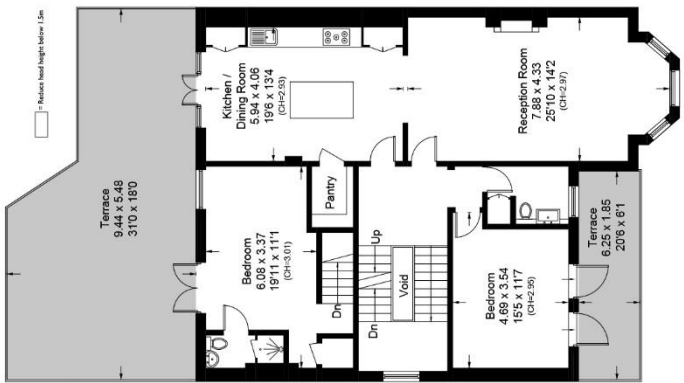
FIRST & SECOND FLOOR MAISONETTE

ACCESSED FROM THE GROUND FLOOR, LARGE HALLWAY, 25'10 RECEPTION ROOM INTERCONNECTING WITH A 19'6 KITCHEN/DINING, GUEST WC, FOUR/FIVE BEDROOMS, TWO WITH ENSUITES, FAMILY BATHROOM, STUDY/BEDROOM FIVE WITH A SOUTH EAST FACING TERRACE, 31' SHARED NORTH WEST FACING TERRACE



Canfield Gardens, NW6

Approximate Area = 434.3 sq m / 4675 sq ft
Cellar = 16.2 sq m / 174 sq ft
Loft = 129.5 sq m / 1394 sq ft
Stores = 13.2 sq m / 142 sq ft
Total = 593.2 sq m / 6385 sq ft
Including Limited Use Area (45.1 sq m / 485 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GROUND AND PART FIRST FLOOR MAISONETTE





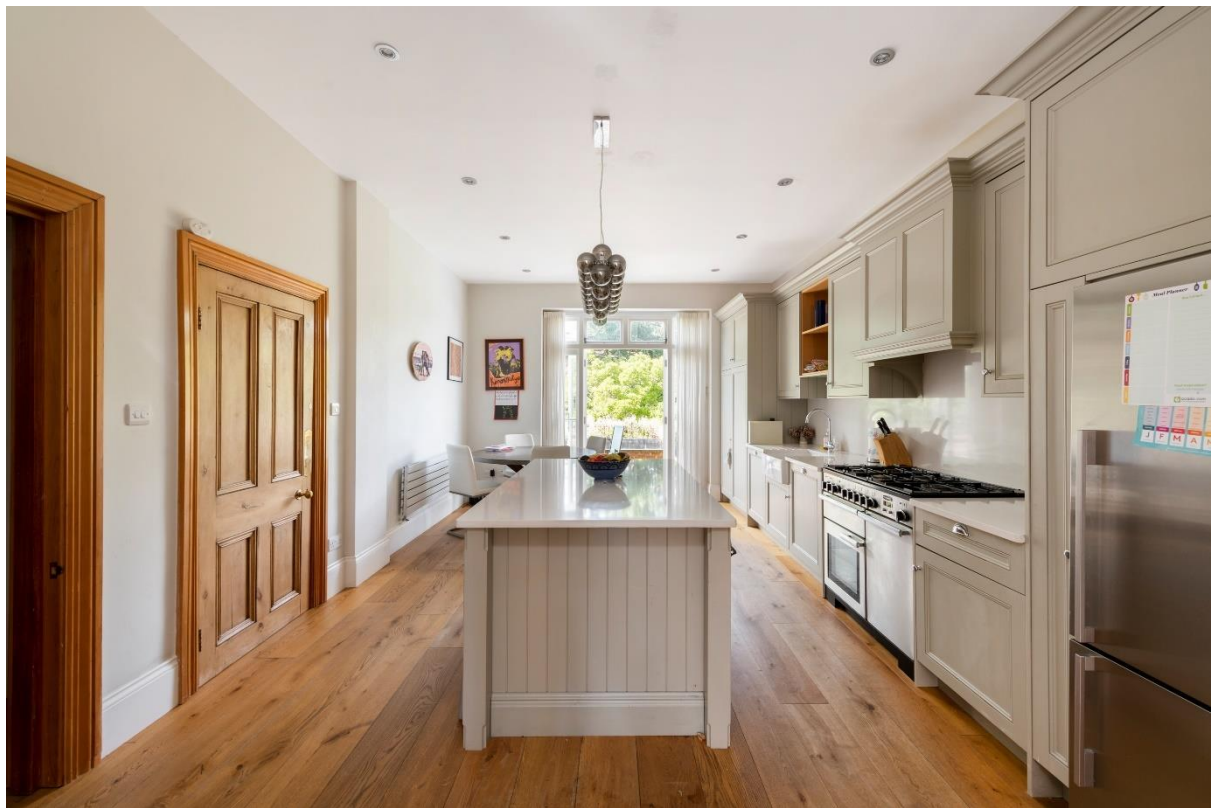






FIRST AND SECOND FLOOR MAISONETTE



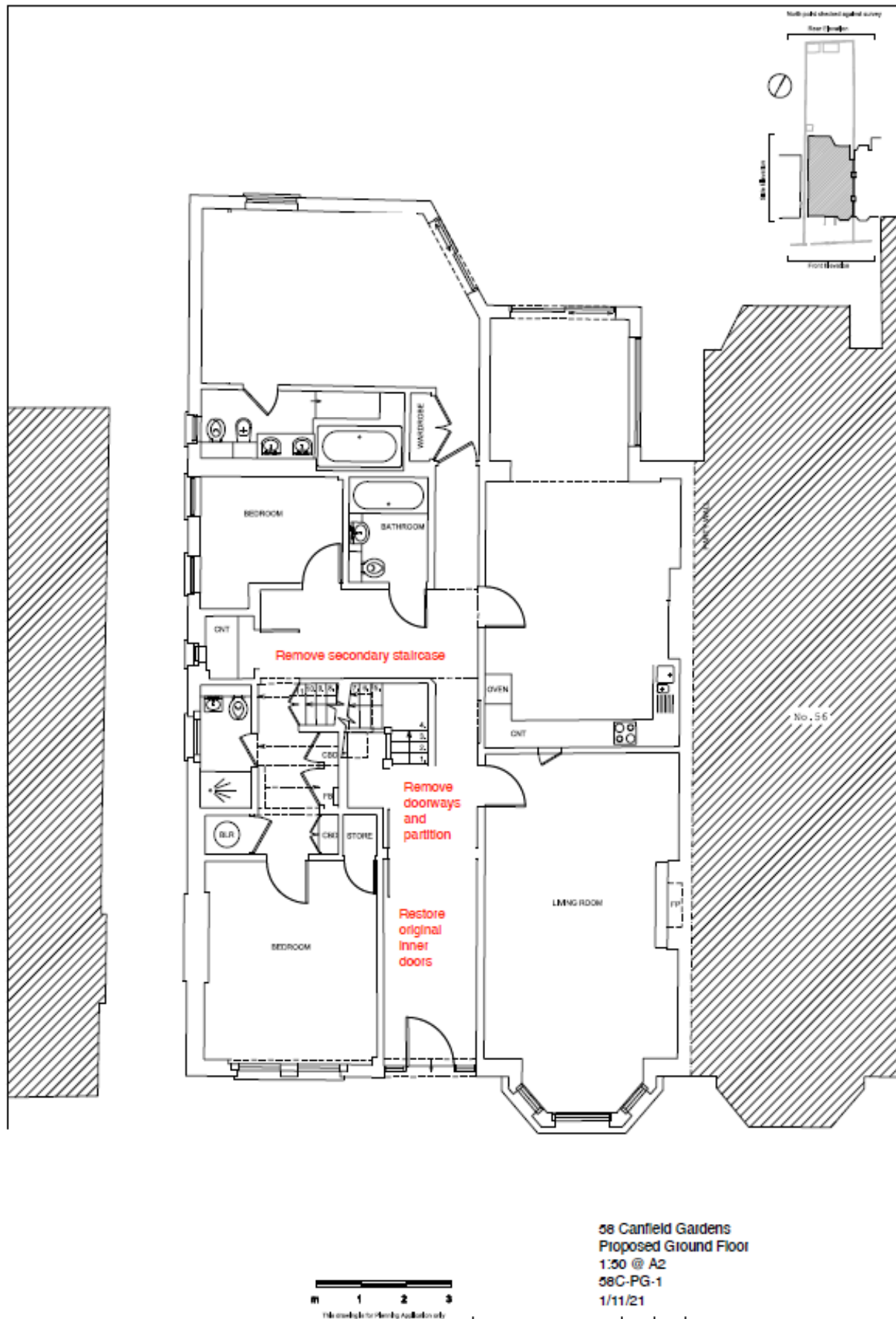


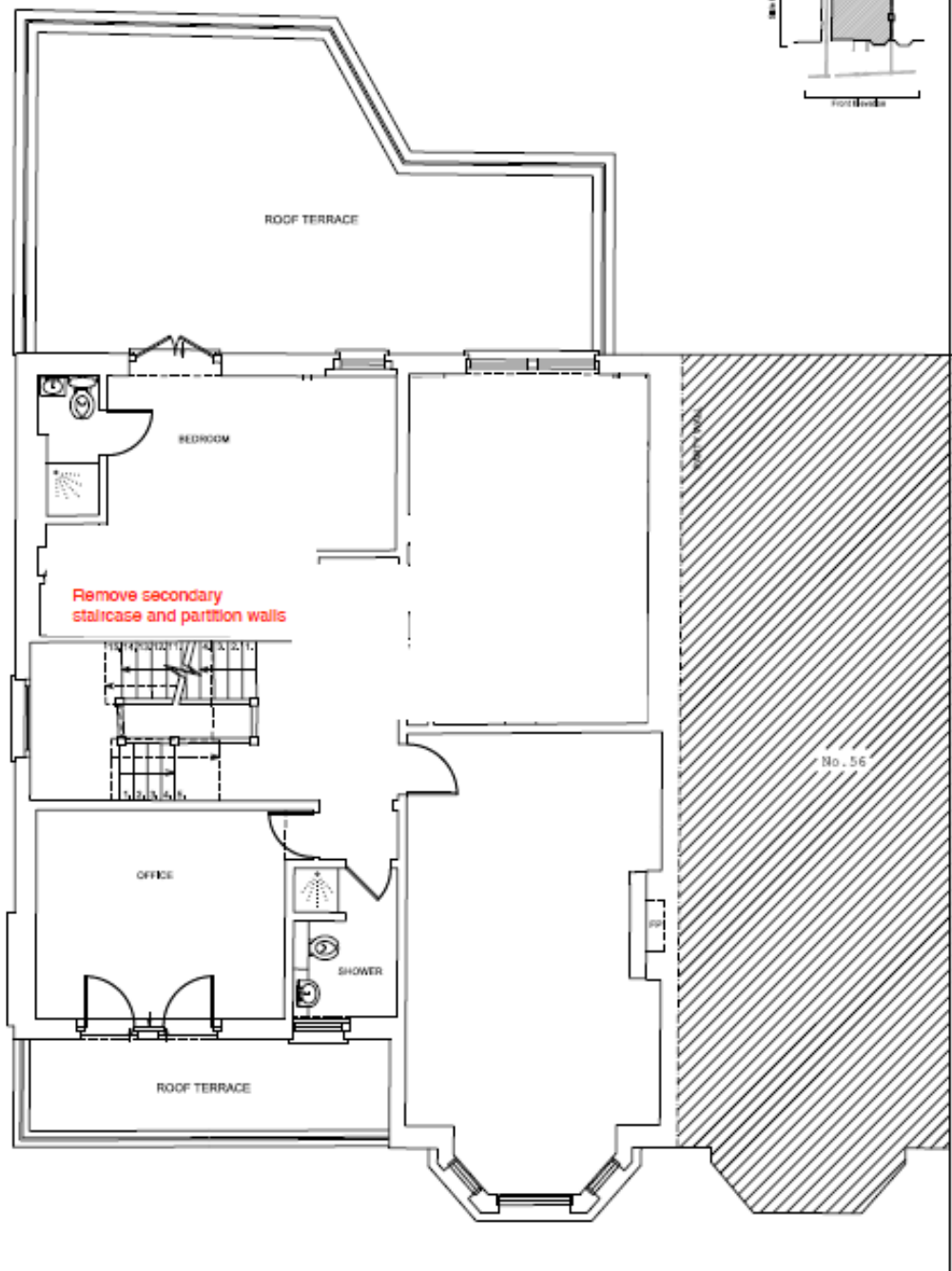
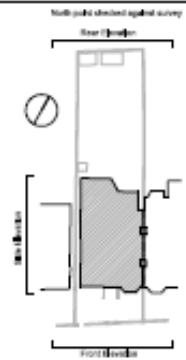




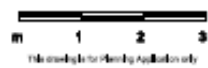


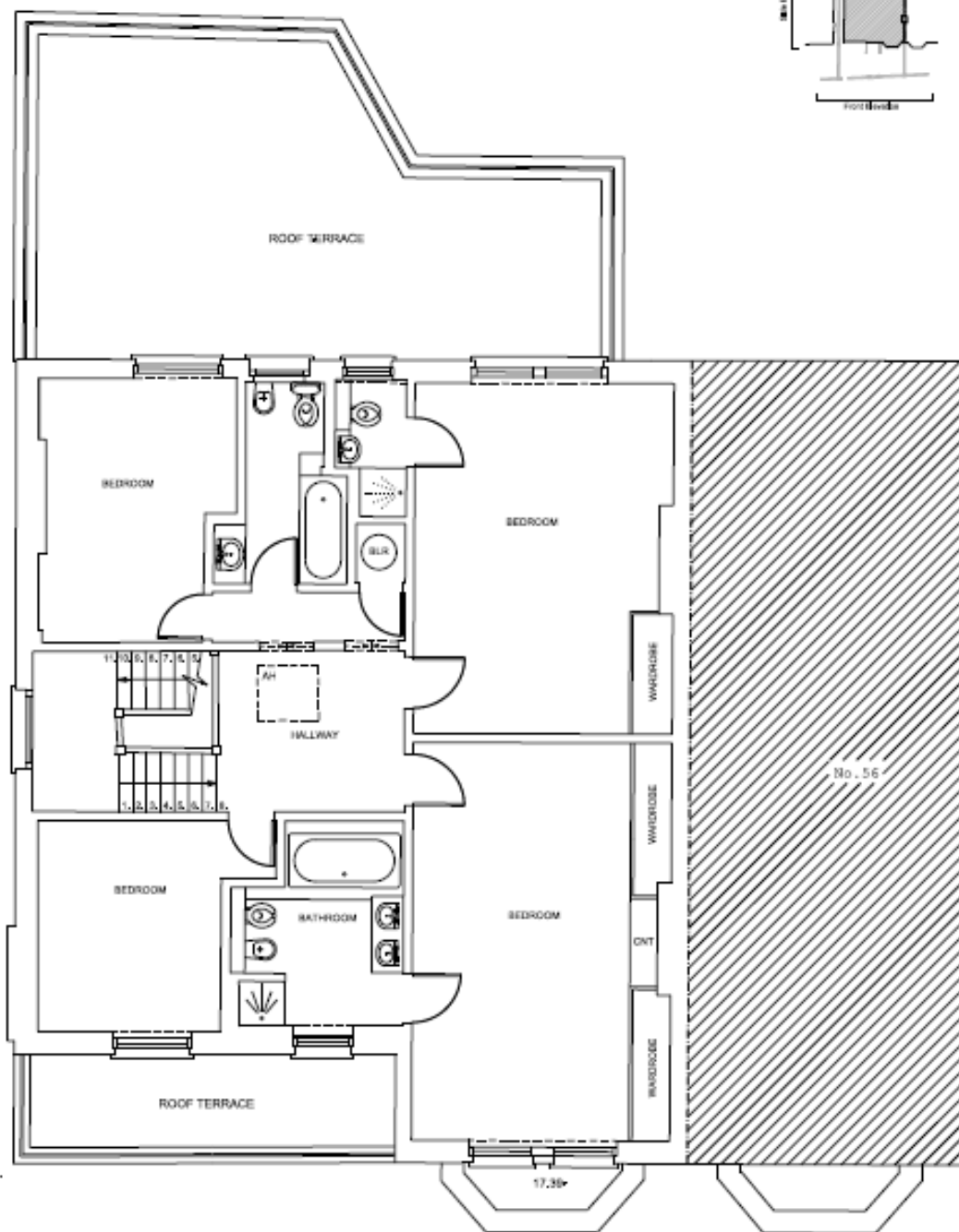




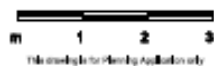


58 Canfield Gardens
Proposed First Floor
1:50 @ A2
58C-P1-1
1/11/21





58 Canfield Gardens
Existing Second Floor
No changes proposed
1:50 @ A2



This drawing is for Planning Application only