

West Hampstead Office

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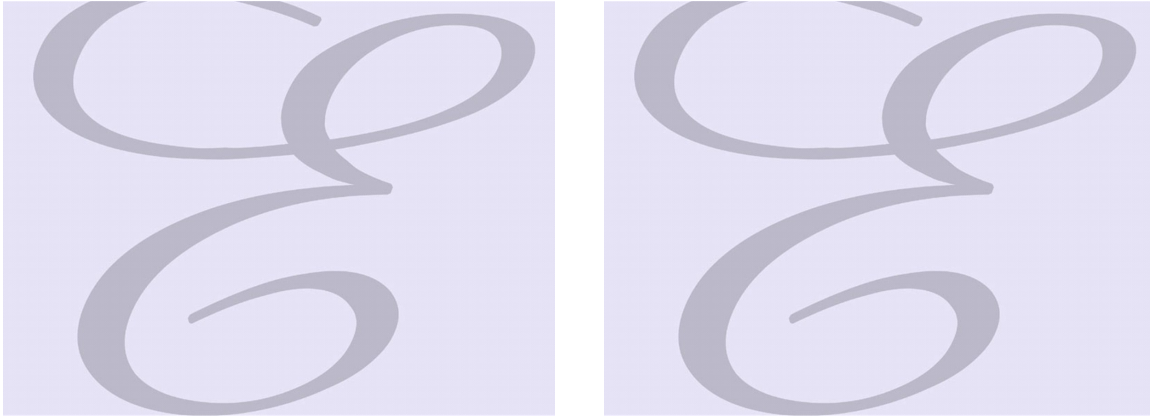


CANFIELD GARDENS, WEST HAMPSTEAD, NW6
£1,150 per week

Preliminary Details

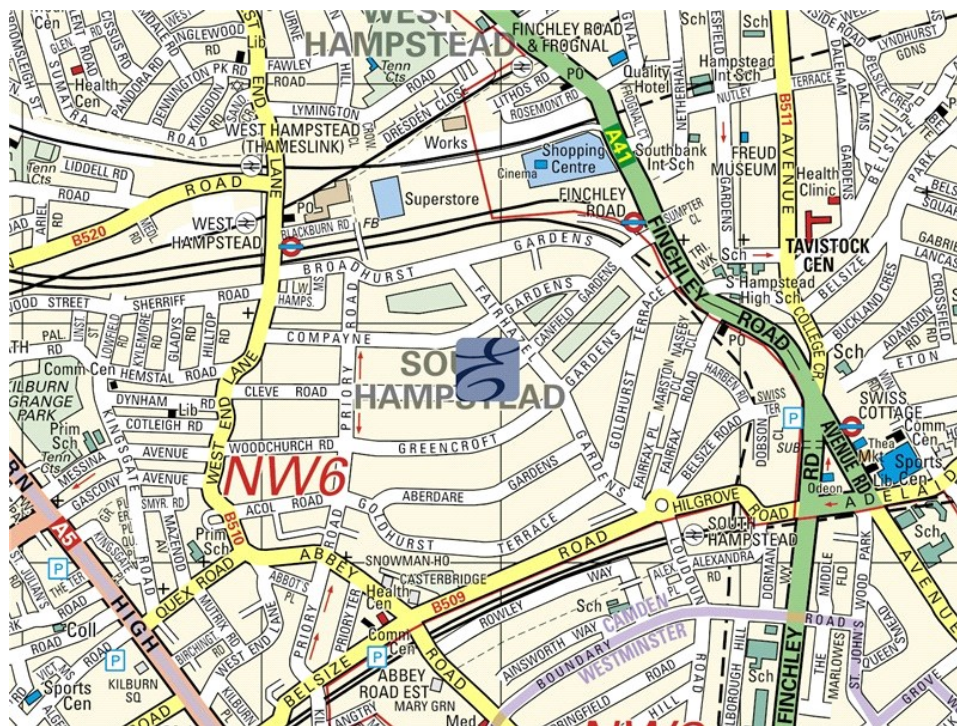





3 Bedrooms • 2 Bathrooms



Area Overview



West Hampstead is one of London's best kept "villages" and has always been hugely popular among young professionals and small families looking to move out to a leafy suburb with a great sense of community, whilst wanting to remain a stone's throw away from Central London. The main focus of the area and local community is West End Lane which boasts a fantastic variety of independent cafes, bakeries, boutiques and bars, ranging from cheap eats to trendy gourmet options with many offering live music and entertainment during the week.



Canfield Gardens, West Hampstead  Finchley Road (0.2M),  West Hampstead (0.3M),  South Hampstead (0.3M)

Council Tax Bands

| Council | Band A | Band B | Band C | Band D | Band E | Band F | Band G | Band H |
|---------|--------|---------|---------|---------|---------|---------|---------|---------|
| Camden | £ 888 | £ 1,035 | £ 1,183 | £ 1,331 | £ 1,627 | £ 1,923 | £ 2,219 | £ 2,663 |
| Average | £ 761 | £ 888 | £ 1,015 | £ 1,142 | £ 1,396 | £ 1,650 | £ 1,904 | £ 2,285 |

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|---|---|----------------------------|---|
| | Current | Potential | | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | | <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92-100) A | | | (92-100) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | 64 | (55-68) D | | 57 |
| (39-54) E | 53 | | (39-54) E | 48 | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | | <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  | England & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR CANFIELD GARDENS, WEST HAMPSTEAD, NW6



O2 centre

The O2 Centre located on Finchley Road offers the convenience of everything under one roof - a wide range of restaurants, 8 screen cinema, flagship health club and a carefully chosen selection of retail outlets.

🚶 400m (7 mins) from Canfield Gardens



New Thameslink Station

After 18 months of construction and redevelopment, the new West Hampstead Thameslink station has reopened. The new station is part of a £6bn scheme to introduce longer and more frequent trains on the route from Bedford to Brighton.

🚶 700m (12 mins) from Canfield Gardens



The Wet Fish Cafe

Once a classic "wet fish shop" in the 1900s, The Wet Fish Cafe is now in its 7th year and is one of the most popular eateries on West End Lane. It is renowned for its 'modern comfort food', extensive wine list and fresh ingredients.

🚶 900m (15 mins) from Canfield Gardens



Alice House

The Alice House is a beautiful cocktail bar with a vintage style interior and a great decking area perfect for late night summer drinks.

🚶 1100m (18 mins) from Canfield Gardens



David's Deli

David's Deli is a real favourite with the locals in West Hampstead, as far as anyone can remember it has always been there, with a delicious range of Israeli cuisine a reputation for amazing breakfasts.

🚶 1100m (18 mins) from Canfield Gardens



The Lion

What was once an unremarkable pub has now been recently refurbished with a garden and an outside terrace that buzzes at the weekends.

🚶 1100m (18 mins) from Canfield Gardens