

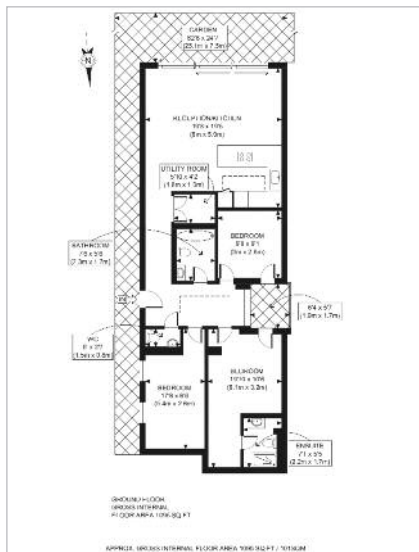
## London NW6

### Garden Flat, 119 Canfield Gardens, South Hampstead NW6 3DY

- A Leasehold (Share of Freehold)  
Self-Contained Garden Flat
- Providing Three Bedroom  
Accommodation
- GIA Approximately 97 sq m  
(1,043 sq ft)

### Vacant Possession

**EIGHT WEEK COMPLETION  
AVAILABLE**



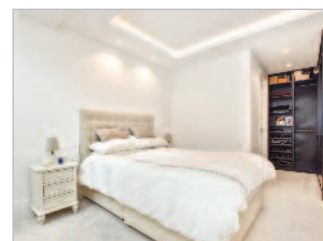
#### To View

Please contact Tom Wright  
Tel: 020 7344 2651.  
Email: tom.wright@allsop.co.uk

#### Seller's Solicitor

Messrs Sheridans Solicitors  
(Ref: Ms Zareen Ali).  
Tel: 0207 079 0100.  
Email: zali@sheridans.co.uk

**VACANT – Leasehold (Share of  
Freehold) Flat**



#### Tenure

Leasehold (Share of Freehold). The property is held on a lease for a term of 125 years from 1st January 1984 (thus having approximately 101 years unexpired) at a current ground rent of £75 per annum (rising). The property benefits from a Share of Freehold.

#### Location

Canfield Gardens is a desirable tree-lined road in the heart of South Hampstead. The property is situated on the south side of Canfield Gardens, to the east of its junction with Priory Road. There is an excellent selection of shops and restaurants along Finchley Road (A41), including the O2 Centre, which is within a 10 minute walk to the north-east. Further amenities can be found in West Hampstead, along West End Lane (B510), which is within a 5 minute walk to the west. London Underground (Jubilee and Metropolitan Lines), London Overground and Thameslink train services are all readily available. Hampstead Heath is to the north-east.

#### Description

The property comprises a self-contained lower ground floor garden flat situated within a semi-detached period building arranged over lower ground, raised ground and two upper floors beneath a pitched roof. The property benefits from a generous rear garden which is directly accessible via bi-fold doors from the reception room/kitchen.

#### Accommodation

Reception Room with Kitchen, Master Bedroom with En-Suite Bathroom, Two Further Bedrooms, Bathroom, Separate WC, Utility Room

**Gross Internal Floor Area approximately 97 sq m (1,043 sq ft)**

NB. The property was not measured by Allsop. The measurements were obtained from the floor plan.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.