

Lot 1

109 Canfield Gardens,
South Hampstead,
London NW6 3DY

***Guide: £2,950,000**

Freehold - 4 Vacant Flats with Development Potential.
In same family ownership since 1978.
6 week completion



SITUATION

Located between Fairhazel Gardens and Priory Road within easy walking distance of the A41 Finchley Road where both **Waitrose** and Finchley Road Underground Station (Metropolitan & Jubilee Lines) command both corners.

Further close transport links are South Hampstead Station (Overground) and the 3 West Hampstead Stations (Underground, Overground and Thameslink).

South Hampstead is a highly desirable residential area within close proximity to a host of popular local retailers and restaurants, just over 1 mile from Regent's Park and 2½ miles from the West End.

PROPERTY

- A period semi-detached building with many original features comprising **4 Self-Contained Flats** on ground, first and second floor levels.
- Flat 1 (Ground Floor) includes a Cellar and an 80 foot mature rear Garden plus an additional access from the side passageway which could possibly facilitate a conversion into 2 Flats, subject to Planning.
- There is a large Loft area within Flat 4 (Second Floor) which could be incorporated into that Flat to make a Duplex Penthouse.
- The property includes off-street parking at the front for 2 cars.
- Each flat has an entry-phone system and individual gas and electric meters.



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale

4 Vacant Flats with Freehold

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

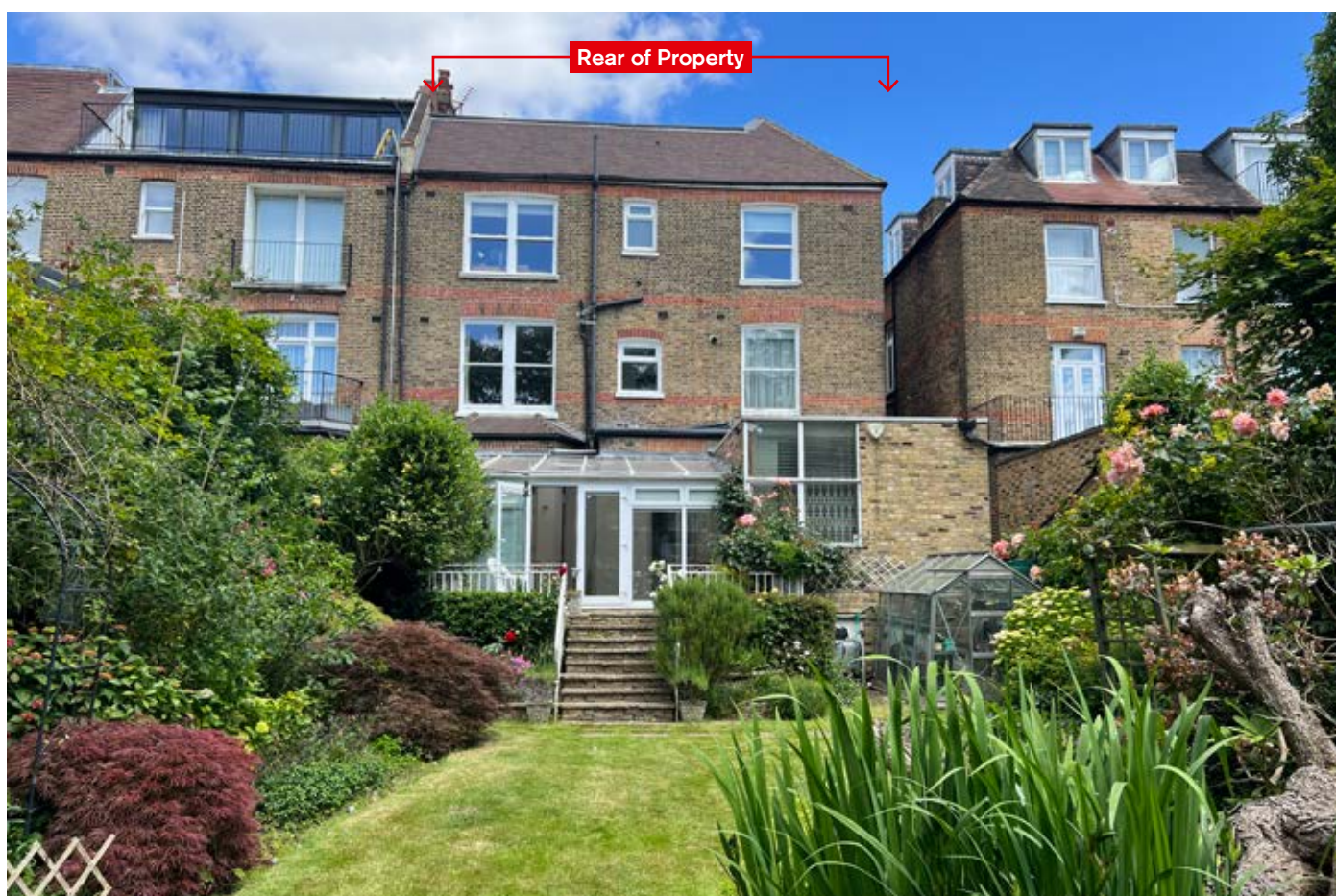
Vendor's Solicitors

SMR Solicitors

Tel: 01243 780 211 Ref: Sarah Evans

Email: sarahevens@smrsolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



ACCOMMODATION

Flat 1 (Ground Floor & Cellar)

3 Bedrooms, Reception Room, Kitchen, Utility Room, Conservatory, Bathroom/WC & Shower Room/WC plus Garden

GIA Approx. 2,268 sq ft

Flat 2 (First Floor Front)

1 Bedroom with en-suite Bathroom/WC & Balcony (5'2" x 19'10"), Reception Room & Kitchen

GIA Approx. 602 sq ft

Flat 3 (First Floor Rear)

1 Bedroom, Reception Room, Kitchen, Bathroom/WC

GIA Approx. 586 sq ft

Flat 4 (Second Floor)

2 Bedrooms (1 with en-suite Bathroom/WC & 1 with en-suite Shower Room/WC), Reception Room, Kitchen & Study/Bedroom 3

GIA Approx. 1,353 sq ft

Loft (Third Floor – hatch access from Flat 4)

1 Room

GIA Approx. 1,236 sq ft

Total GIA Approx. 6,229 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION (See Note 1)

Note 1: Each flat is held by a family member of the Vendor on a 99 year lease from 24 June 1978 and each lease will be assigned to the Purchaser on completion.

Note 2: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

Note 3: The roof was renewed in 2021.

Note 4: Refer to the Auctioneers for the floor plans and video tour of the property.