

# 1-3 CANFIELD PLACE

FINCHLEY ROAD, NW6 3BT

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FOREST  
REAL ESTATE

# TO LET

## 1,210 SQ FT

### Newly Renovated Open Plan Self Contained Office With Air Conditioning

#### Key Features

- Newly Decorated & Refurbished Throughout
- Dual Aspect Windows
- Gas Central Heating
- Great Natural Light
- Perimeter Trunking
- Available Now
- Air Conditioning
- Fitted Kitchen & WC
- Sky Lights
- LED Lighting
- Video Entry System
- Within a Few Minutes Walk of Waitrose and Finchley Road Station

**Suite E, 1-3 Canfield Place**  
Finchley Road, NW6 3BT





## Description

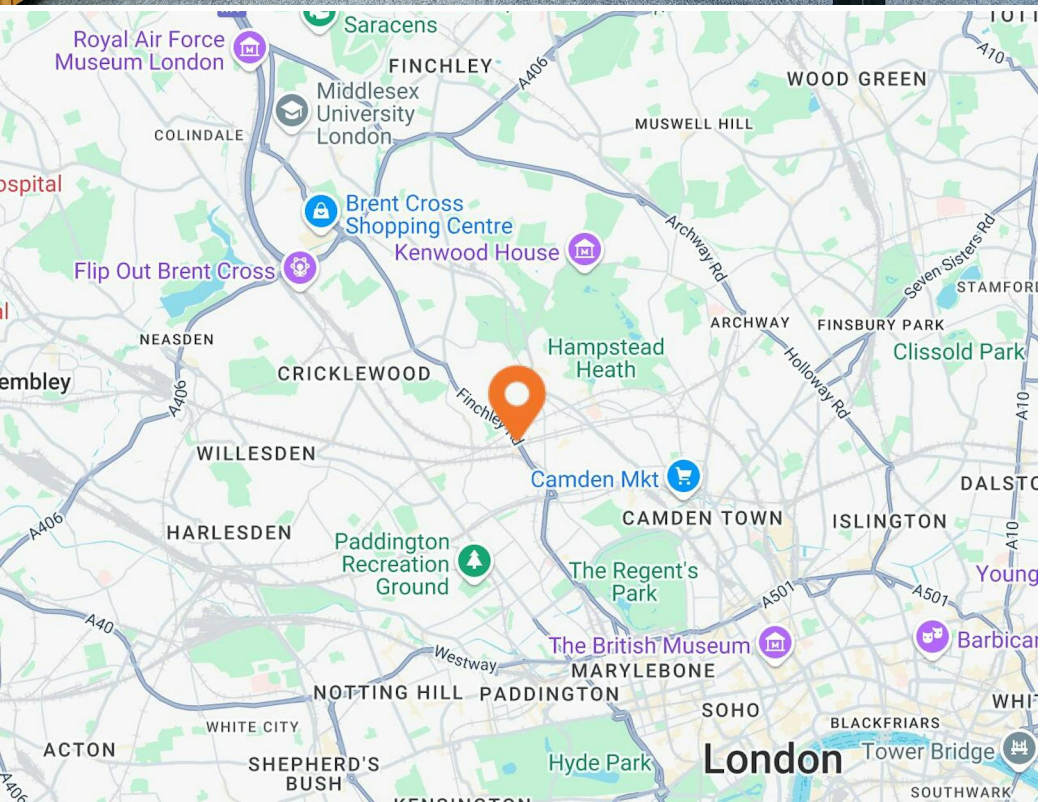
This second floor office is open plan, set within a modern architecturally designed office block.

The office has recently been refurbished throughout. Amenities include light fittings, carpets and kitchen and a WC.

## Location

The property is located in a quiet mews, situated immediately behind Finchley Road Underground Station (Jubilee and Metropolitan Line), providing rapid rail access to the West End and City.

In addition, the property is well served by a number of bus routes which pass along Finchley Road and is within a few minutes' walk of the O2 Centre, Waitrose and many restaurants, shopping, cinema and fitness facilities. The property is a short drive from Central London.





# Availability

|                |                   |
|----------------|-------------------|
| Lease          | New Lease         |
| Rent           | £39,500 per annum |
| Rates          | £19,461 per annum |
| Service Charge | £4,900 per annum  |
| VAT            | Not applicable    |
| EPC            | D (87)            |

# Contact

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F O R E S T  
R E A L E S T A T E

# Canfield Place, London, NW6

For identification only - Not to scale

