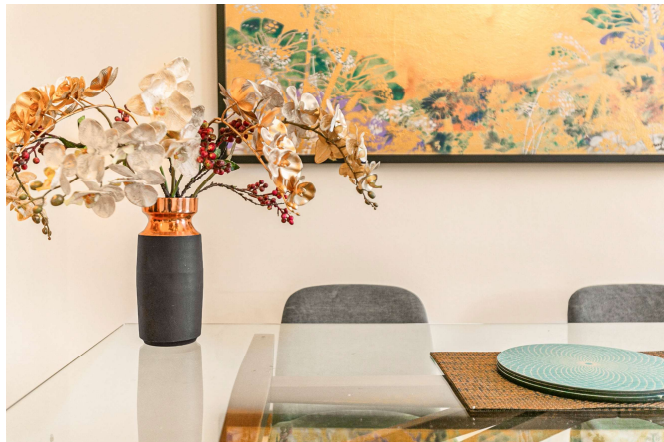


College Crescent, NW3
Asking Price: £775,000 , Leasehold





Asking Price: £775,000

**Leasehold of 106 years remaining
unexpired**

Service Charge: £5,454 per annum

Ref PCL230076

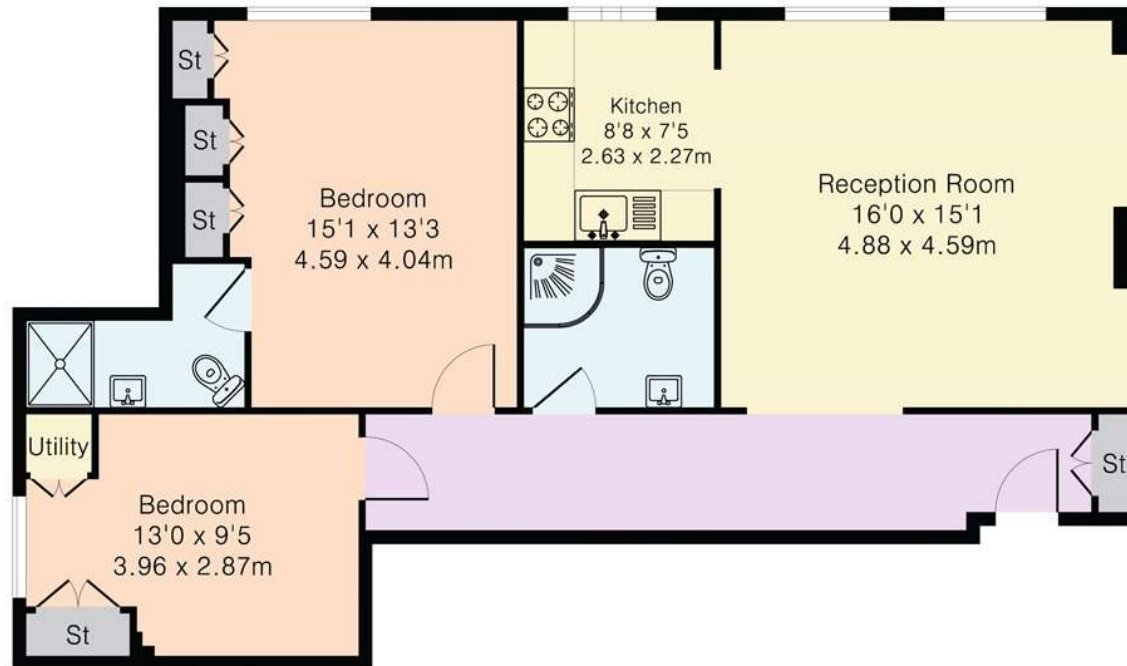
College Crescent, NW3

This is a fantastic opportunity to acquire a great sized lateral apartment, situated on the first floor of a charming conversion.

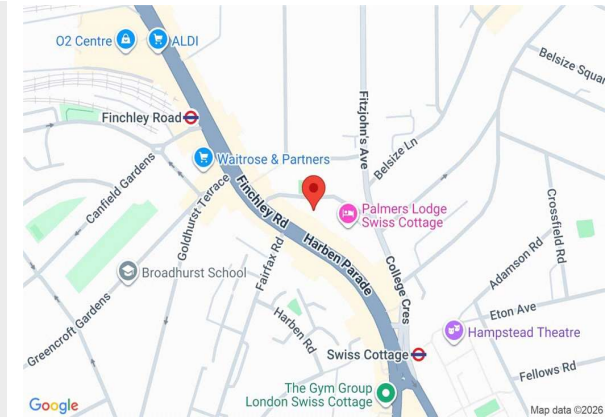
The apartment boasts exceptional ceiling volume and room proportions throughout, focused around a fabulous reception room with two floor to ceiling sash windows that produce an abundance of natural daylight pouring in and a partially separate kitchen area. Along the inviting hallway which navigates you to the rest of the property, comprises your sleeping accommodation with the principal bedroom suite and plenty of wardrobes, a good sized second bedroom and a family bathroom. The property further benefits from a secure intercom system and the buildings communal heating and hot water services.

College Court is a beautiful conversion situated on College Crescent, which is a quite road that cuts across from the prominent and bustling Finchley Road, Swiss Cottage, to Fitzjohn's Avenue, Hamstead. With Belsize Village, Swiss Cottage & Hampstead, all on your doorstep, you are spoilt for choice with an array of shops, restaurants, gastro pubs and artisan bakeries to choose from. In the drier and warmer months, His Majesty's open green space and boating lakes of Regents Park is a mere 20 minute walk up the road. Both Finchley Road and Swiss Cottage Tubes are around the corner which provide a simple commute across the capital.

Approximate Gross Internal Area 850 sq ft - 79 sq m



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.