

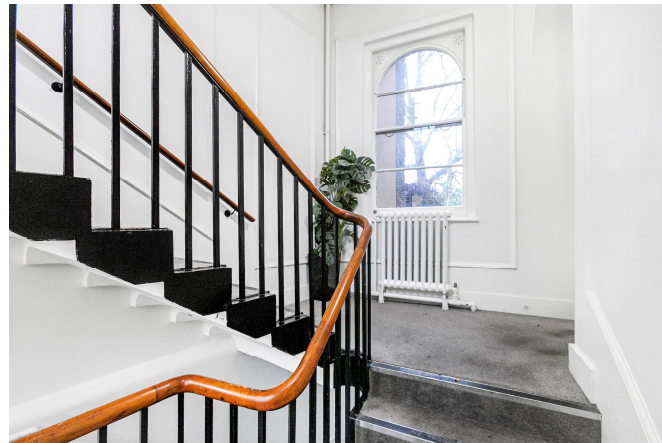


## College Crescent, NW3

Offers in excess of: £700,000, Leasehold with approximately 106 years remaining

Anderson//Rose





**Offers in excess of:  
£700,000**

**Leasehold with approximately 106  
years remaining unexpired**

**Service Charge: £5,600 per annum**

Ref PCL230076

## **College Crescent, NW3**

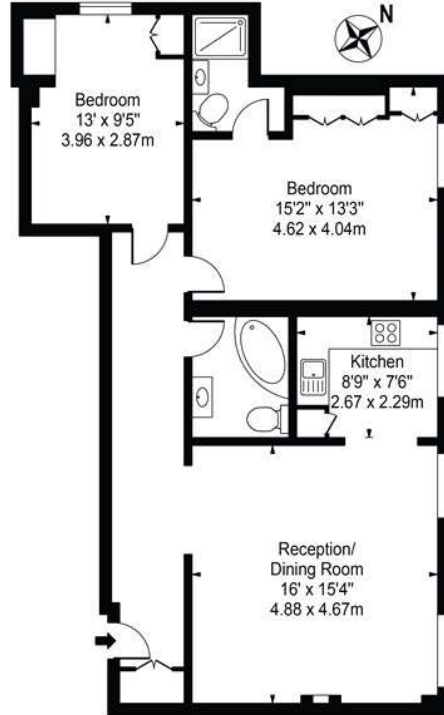
This is a fantastic opportunity to acquire a great sized lateral apartment, situated on the first floor of a charming conversion.

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, the buildings communal heating and hot water services and an off-street parking space for one car.

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.

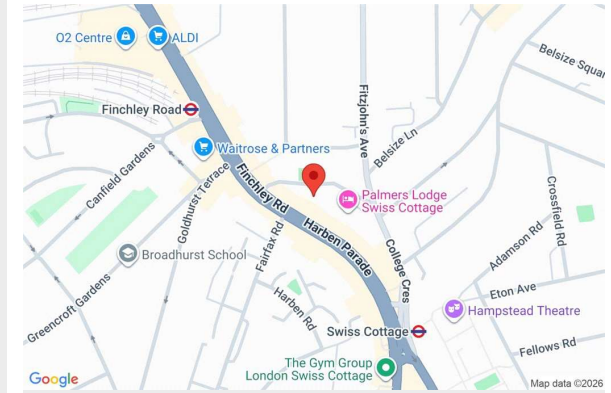
**College Court**  
 Approx. Gross Internal Area 872 Sq Ft - 81.01 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
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.