



College Crescent, Swiss Cottage, NW3

Asking Price: £725,000

Benham
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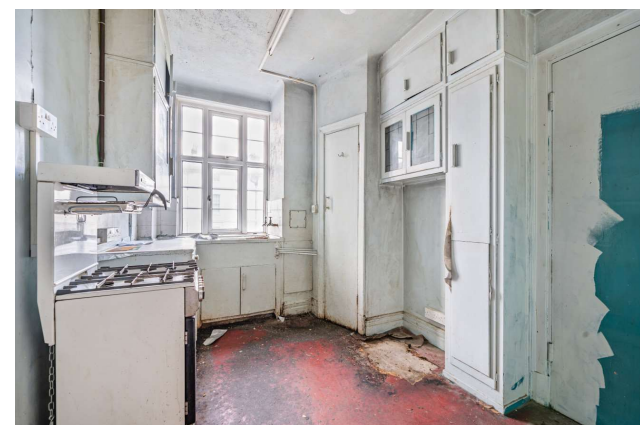
College Crescent, Swiss Cottage, NW3

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

An spacious apartment arranged over the third floor (with lift) of a popular portered purpose built block, quietly situated in a convenient location moments from Swiss Cottage underground station.

The flat does require modernisation but gives the incoming purchaser the opportunity to create a fine home. The property currently comprises two double bedrooms, two reception rooms, a separate kitchen and a family bathroom. The configuration could be changed to potentially provide three bedroom accommodation, subject to the usual consents.

College Crescent is conveniently located moments from Swiss Cottage (Jubilee line - Zone 2) underground station and the multiple shopping, restaurant and cafe facilities available at nearby Finchley Road, Belsize Park, St John's Wood and Hampstead.



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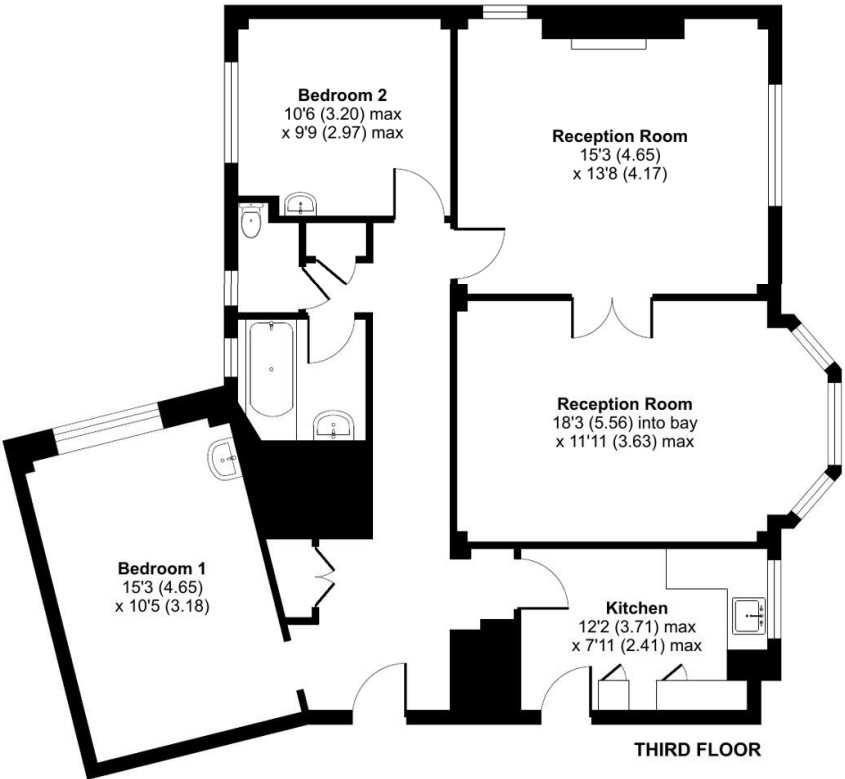


Property Features:

- 2 Double Bedrooms
- 2 Reception Rooms
- Kitchen
- Bathroom
- Chain Free
- Portorage
- Lift Access
- Unmodernised

Northways College Crescent, London, NW3

Approximate Area = 1060 sq ft / 98.5 sq m
For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Benham & Reeves. REF: 1054219

Terms & Conditions:

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| | |
|-------------------|--|
| Asking Price: | £725,000 |
| Tenure: | Leasehold Expires 05/12/2191 Approximately 168 Years Remaining |
| Service Charge: | £6,136 approx. (per annum) 2023 |
| Anticipated Rent: | £2,000 pcm Approx. 3.3% Yield |

Viewings:

All viewings are by appointment only through our Hampstead Office.

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