



College Crescent, Swiss Cottage, NW3

Asking Price: £725,000

 Benham
& Reeves

College Crescent, Swiss Cottage, NW3

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A 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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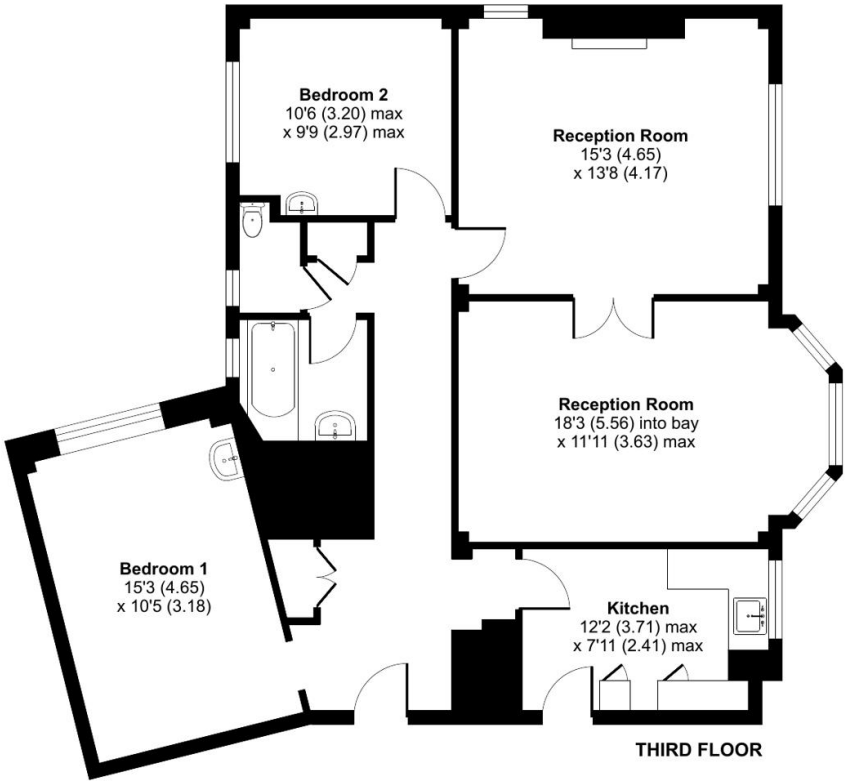


Property Features:

- 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	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£725,000
Tenure:	Leasehold Expires 05/12/2191 Approximately 166 Years Remaining
Service Charge:	£5,596.00 approx. (per annum) Approximate for 2025
Anticipated Rent:	£2,690 pcm Approx. 4.5 % Yield

Viewings:

All viewings are by appointment only through our Hampstead Office.

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