



# College Crescent, Swiss Cottage, NW3

Asking Price: £799,950

Benham & Reeves

# College Crescent, Swiss Cottage, NW3

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

An extremely spacious apartment arranged over the fourth floor (with lift) of a popular portered purpose built block, 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 family home. There are three bedrooms, two full bathrooms and a double reception room.

College Crescent is well placed for the shopping and restaurant facilities of Hampstead, Belsize Park, Swiss Cottage and St John's Wood. The underground stations at Swiss Cottage (Jubilee line, Zone 2) and Finchley Road (Metropolitan & Jubilee lines) are both within half a mile.



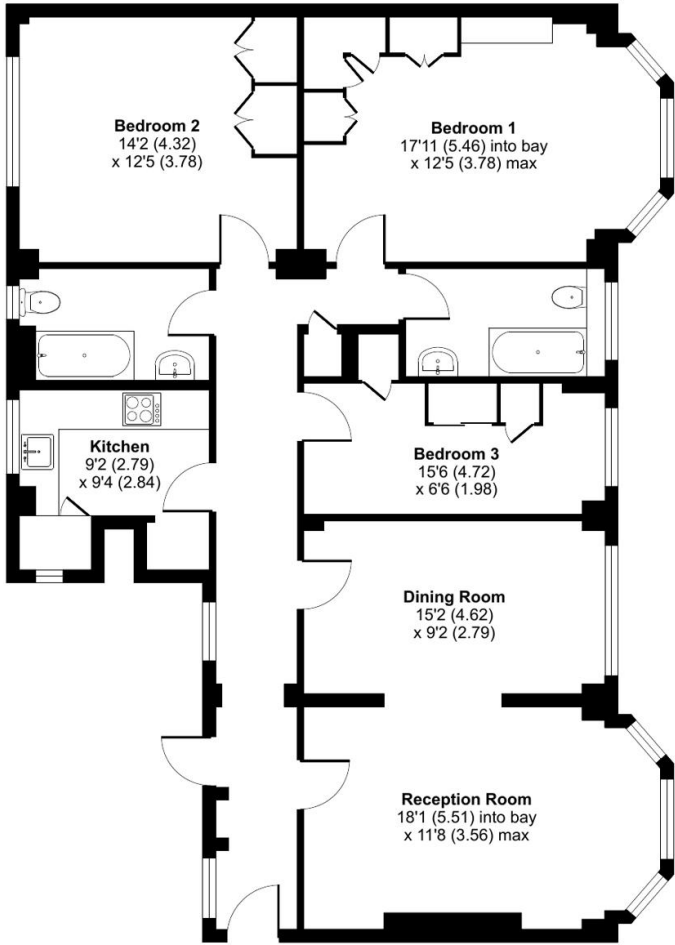


## Property Features:

- 3 Double Bedrooms
- 2 Reception Rooms
- 2 Full Bathrooms
- Kitchen
- Unmodernised
- Chain Free
- Lift Access
- Portage

## Northways College Crescent, London, NW3

Approximate Area = 1241 sq ft / 115.2 sq m  
For identification only - Not to scale



FOURTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Benham & Reeves. REF: 1054217

## Terms & Conditions:

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

Asking Price:	£799,950
Tenure:	Leasehold Expires 02/12/2191 Approximately 166 Years Remaining
Service Charge:	£5,840 approx. (per annum) Approximate for 2025
Anticipated Rent:	£2,800 pcm Approx. 4% Yield

## Viewings:

All viewings are by appointment only through our Hampstead Office.

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W: [www.benhams.com](http://www.benhams.com)

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