



Northways, College Crescent, London NW3



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A spacious 1404 sq ft three bedroom two bathroom apartment located on the second floor of a traditional purpose-built block with the use of a lift and porter, located between the lower slopes of Hampstead and Swiss Cottage, NW3. This bright triple-aspect apartment has a generous entrance hall, spacious double reception room with parquet flooring and enough space to have a cinema room set up with an 8-foot wide electrical projector screen and projector both of which are included as part of the sale, fully integrated eat-in kitchen diner, three double bedrooms, two bathrooms and a guest W/C. Please note that we have been unable to confirm the date of the next review for ground rent. You should ensure that you or your advisors make your own inquiries



Asking price: £1,095,000

Tenure: Leasehold: approximately 169 years remaining

Service charge: £3,452 approximately per annum

Local authority: London Borough of Camden

Council tax band: F









Location

College Crescent is located moments from Swiss Cottage Underground (Jubilee Line) and 0.3 miles from Finchley Road Underground (Jubilee Line/Metropolitan Line & Overground). There are many local schools, green spaces (Primrose Hill & Hampstead Heath) and local amenities on the Finchley Road, Belsize Park and Hampstead that surround the property.



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Approximate Gross Internal Floor Area

130.43 sq m / 1404 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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