



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Buckland Crescent, Swiss Cottage, NW3

£1,500,000

**HUNTERS**<sup>®</sup>

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Welcome to this charming ground floor apartment located in the heart of Buckland Crescent, London. This delightful flat is entered through a spacious and beautifully furnished reception room, leading to two cosy bedrooms, bathroom and shower room. Built in 1880, this historic property exudes character and charm. Spanning 1,000 sq ft, this flat provides a generous amount of space for all your needs.

Buckland Crescent is conveniently located in this ever popular position, with access to the many shops, cafes and restaurants of Hampstead, as well as the amenities of Belsize Park, St John's Wood and Primrose Hill, with Swiss Cottage station also close by (0.2 miles, Jubilee Line).

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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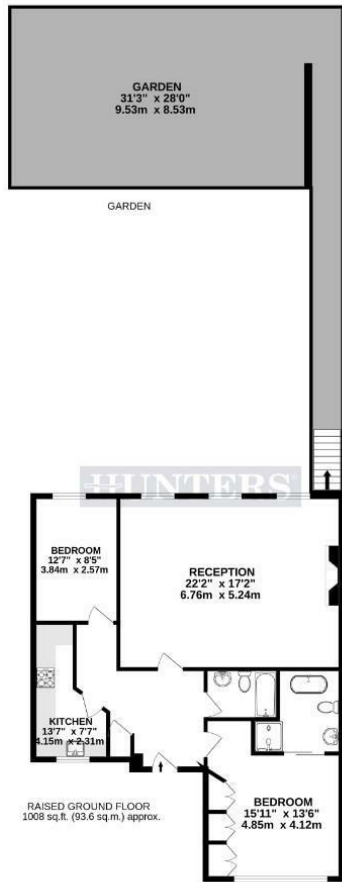
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## KEY FEATURES

- Two bed, Two bath Period conversion
  - 15 Minute Walk to Primrose Hill
    - Conveniently Located
- Swiss Cottage 0.2 miles away (Jubilee Line, access to Central London in 5 minutes)
- Close by to Hampstead and Belsize Park Transport Links
  - Sold Chain Free

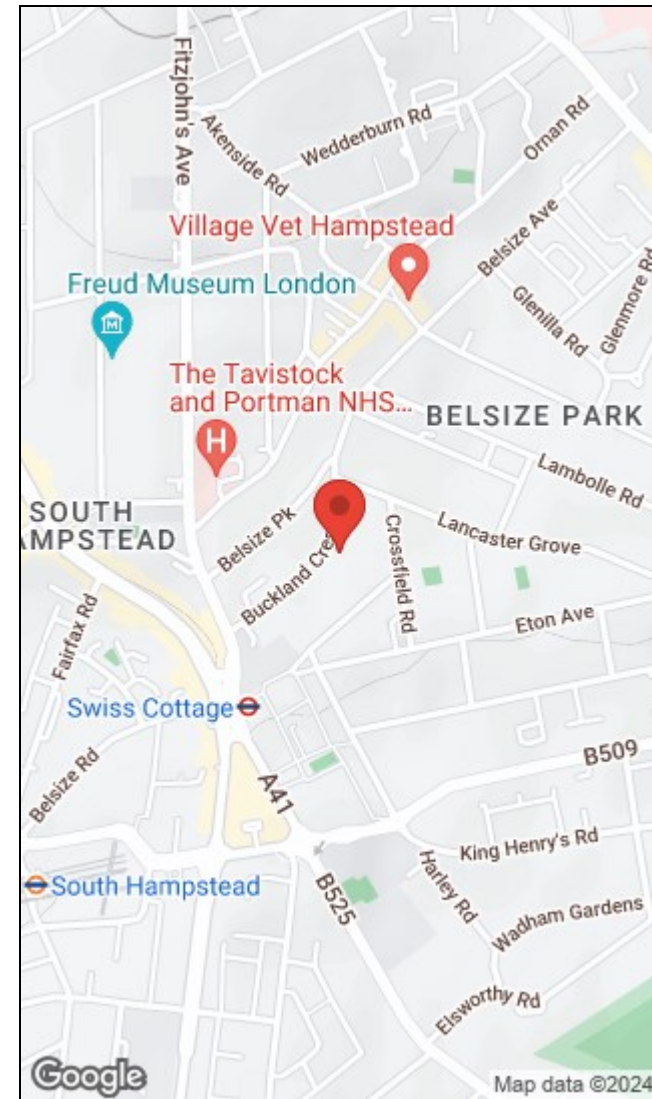






TOTAL FLOOR AREA: 1008sq.ft. (93.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>82</b>	
(81-91) <b>B</b>			
(69-80) <b>C</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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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