



COLLEGE CRESCENT  
SWISS COTTAGE  
LONDON  
NW3 5LL

**PRICE: £2,200 PCM**

FURNISHED/UNFURNISHED

*\*See Video Tour\**

We are delighted to offer this luxurious large one bedroom flat situated on the Raised Ground Floor in this attractive Victorian House Conversion located on one of the most sought-after roads in the area.

Finished to a very high specification and is complimented with Oak Wooden flooring throughout, High Ceilings, Designer fully fitted kitchen, underfloor heating, Built-in Wardrobes, and a luxurious en-suite bathroom.

Located within a 1-minute walk of Swiss Cottage Tube station (Jubilee Line) and a 3-minute walk from Finchley Road Tube station (Jubilee & Metropolitan Line)

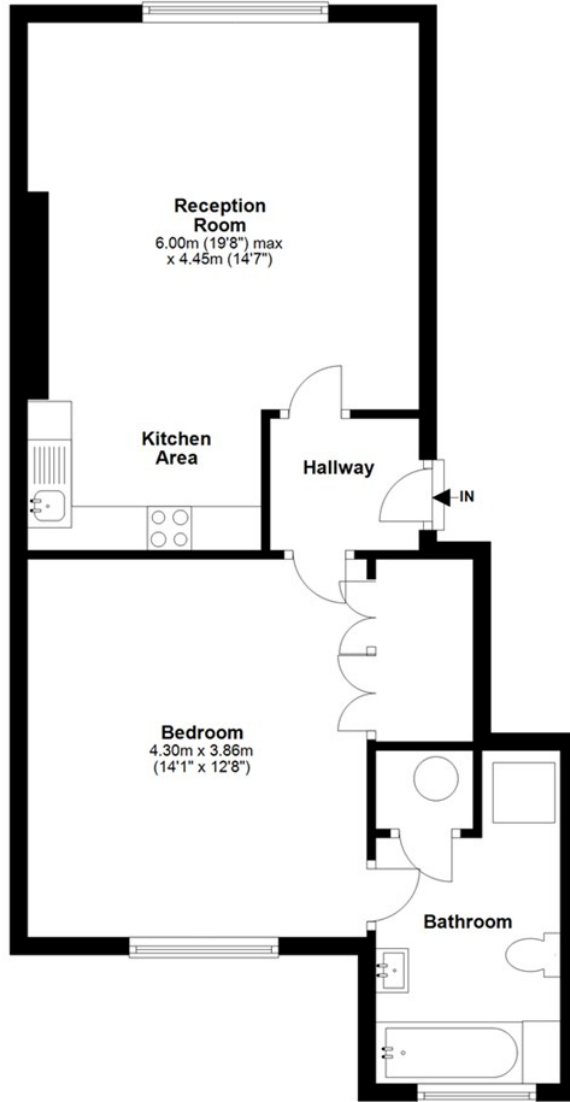
Available furnished or unfurnished



## FEATURES:

- Large 1 bedroom Apartment
- Recently refurbished
- Large Reception
- Large Bedroom
- Fully Fitted modern kitchen
- 1 min to the Swiss Cottage Tube Station
- Furnished or unfurnished

## Upper Ground Floor



Total area: approx. 54.6 sq. metres (587.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	59
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### IMPORTANT NOTICE

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective tenant. Not to scale. Copyright: RHW Estates

