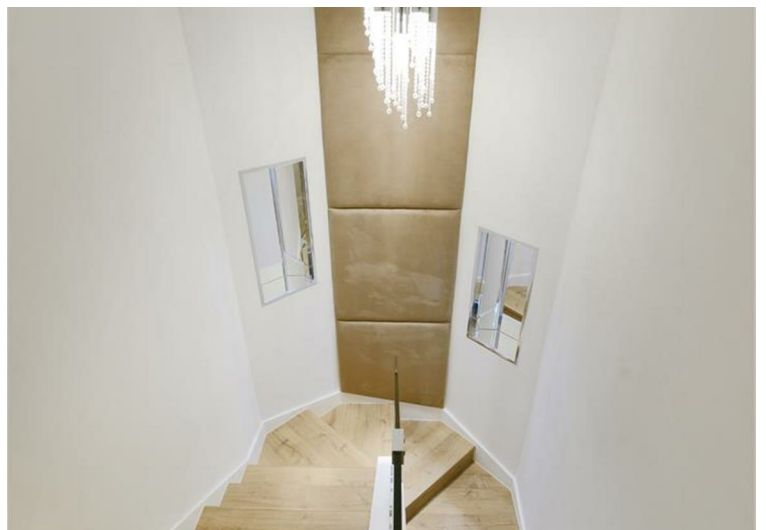


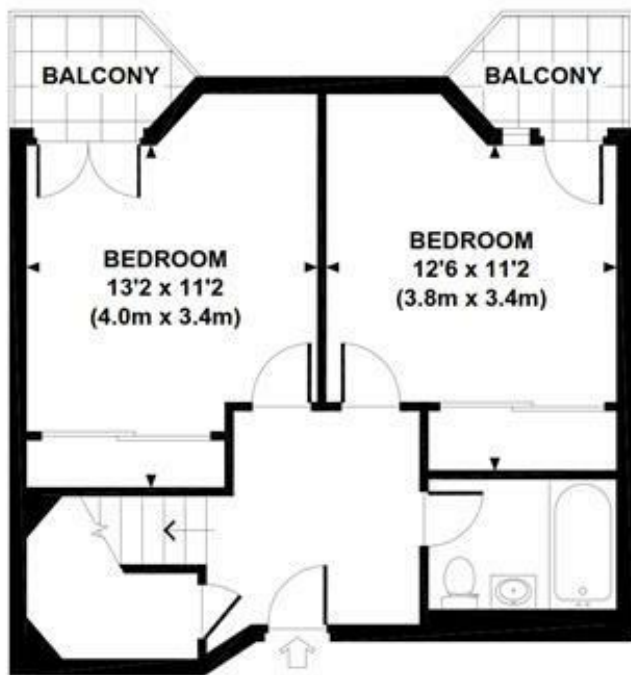
Finchley Road, Swiss Cottage, NW3 £3,878 Per Month Furnished

We are pleased to offer this two bedroom, two bathroom duplex apartment interior designed to a high standard. This property benefits of spacious bedrooms, fitted wardrobes, double glazed windows, and a bespoke interior design with the added benefit of a balcony to each room. Further details include wooden flooring in all bedrooms, fully fitted contemporary kitchen, porterage & videophone entry. Ideally located in the heart of Finchley Road. Property is offered furnished. Located in the heart of Swiss Cottage, this property is ideal for all shopping amenities and transport links to London's West End.

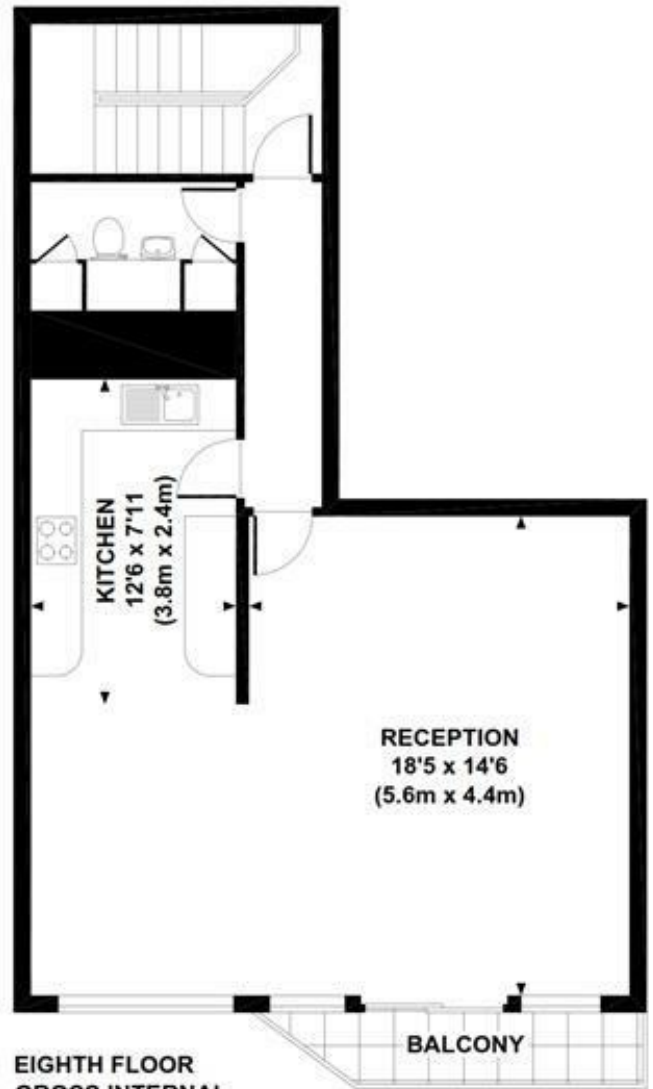


CRESTA HOUSE

Approximate Gross Internal Area 1075 sq ft / 99.9 sq m



SEVENTH FLOOR
GROSS INTERNAL
FLOOR AREA 442 SQ FT



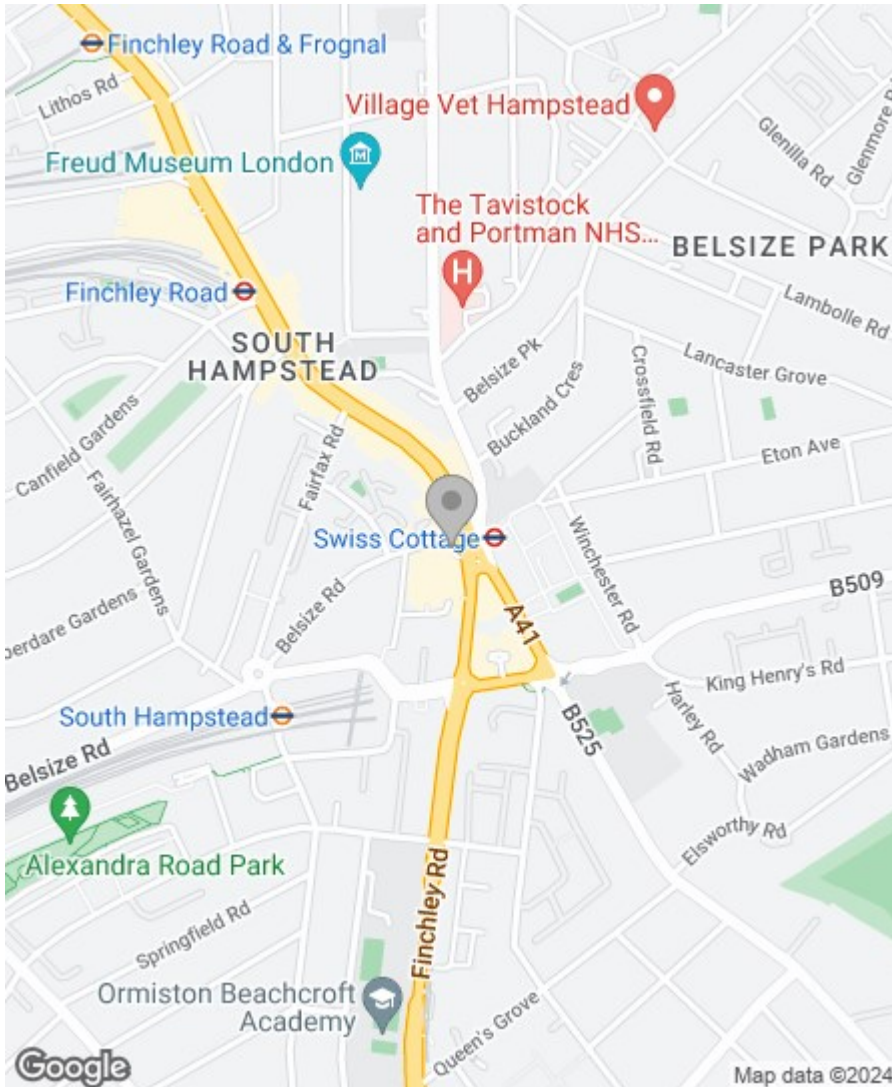
EIGHTH FLOOR
GROSS INTERNAL
FLOOR AREA 633 SQ FT

Property Overview

Location	Swiss Cottage, NW3
Price	£3,878 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	Camden
Tax Band	G
Furnishing	Furnished

Key Features

- High Finish
- Modern
- Built in Wardrobes
- Balcony to each room
- Opposite Swiss Cottage Tube
- Bright and Spacious
- Duplex
- Close to Shops



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

