



Buckland Crescent | London | NW3

Offers in excess of £775,000 | Share of Freehold

2 2 1 C

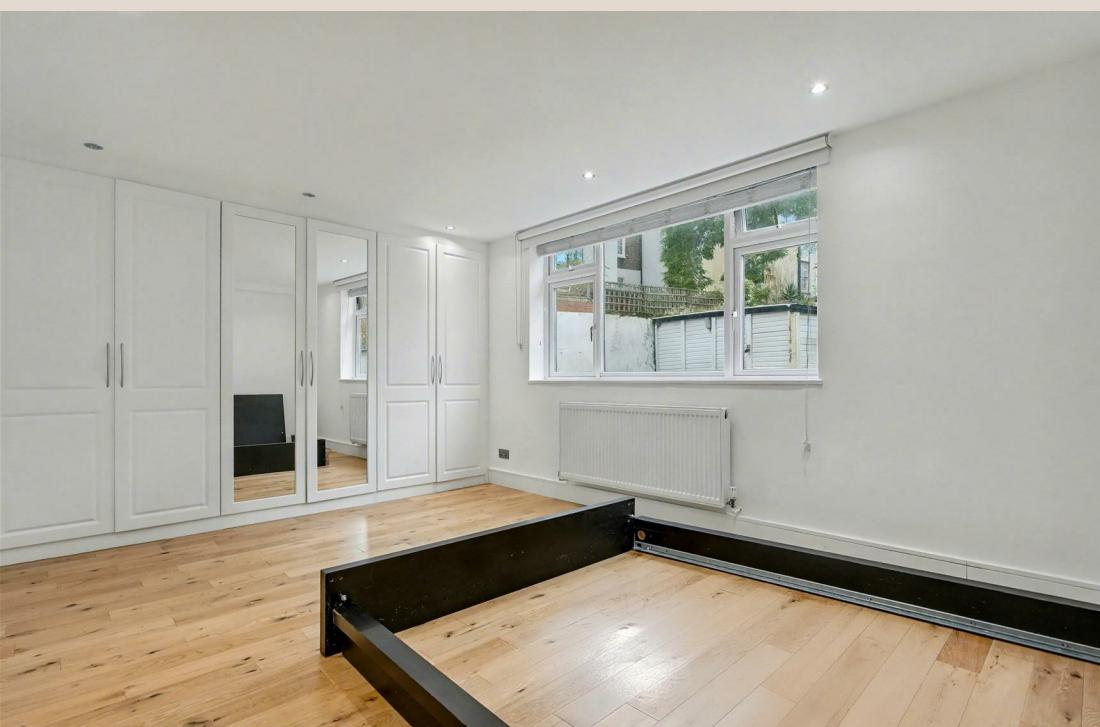
ADN
RESIDENTIAL

A modern and well presented two double bedroom two bathroom ground floor apartment benefiting from a generous 25" private patio garden and secure garage located in Belsize Park. This apartment has been refurbished to a great standard and comprises a large open plan reception room with direct access to the private patio, a modern fully fitted kitchen, a principal bedroom with an en suite bathroom, a second double bedroom and a family bathroom. Additional benefits include one allocated garage and a separate garage. Buckland Crescent is located 0.1 miles to Swiss Cottage Underground Station (Jubilee line) and 0.4 miles to Finchley Road Underground Station (Metropolitan line). The amenities on England's Lane, Haverstock Hill and Belsize Village are all within walking distance.

- 2 bedrooms
- Spacious reception room
- Separate garage
- 2 bathrooms
- 25" Patio
- Wooden Flooring

Council Tax Band: E
EPC: C





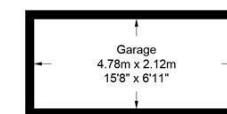
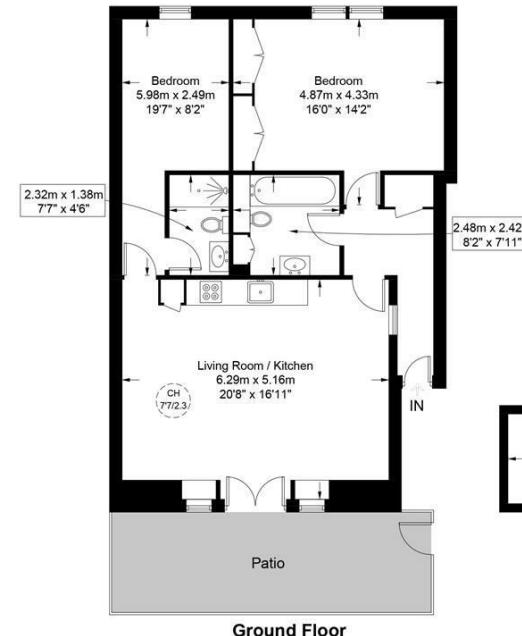
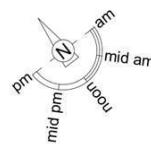




Buckland Crescent, NW3

Approximate Gross Internal Area = 973 sq ft / 90.4 sq m

Garage = 109 sq ft / 10.1 sq m



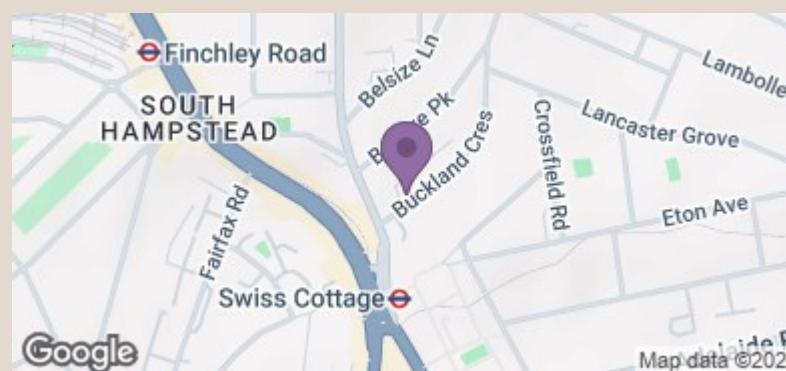
(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified
Property
Measurer



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	76
EU Directive 2002/91/EC			

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