



## Buckland Crescent | London | NW3

Asking price £1,275,000 | Leasehold

2 2 1 B

**ADN**  
RESIDENTIAL

A beautifully presented two double bedroom apartment arranged over the entire raised ground floor of a handsome period property located 0.1m from Belsize Village. This lovely home offers well proportioned rooms and comprises, generous reception room with Juliet balcony and access onto the private garden, separate fully fitted kitchen, principal bedroom with en-suite bathroom, second double bedroom with Juliet balcony and a shower room. Additional benefits include high ceilings and outstanding natural light. Buckland Crescent is ideally located 0.2m from Swiss Cottage underground station. (Jubilee Line)

Tenure: Leasehold - 228 Years Remaining  
Annual Ground Rent: £100 Per Annum

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- |                   |                  |
|-------------------|------------------|
| • 2 Bedrooms      | • 2 Bathrooms    |
| • Kitchen         | • Reception Room |
| • Period Features | • Private Garden |
| • High Ceilings   | • Permit Parking |
- 

Council Tax Band: G  
EPC: B







## Buckland Crescent, NW3

Approximate Area = 89.9 sq m / 968 sq ft

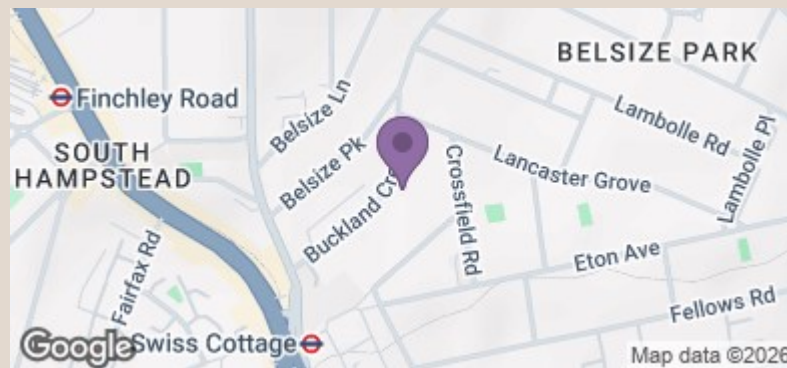
Shed = 3.0 sq m / 32 sq ft

Total = 92.9 sq m / 1000 sq ft



NOT TO SCALE

Raised Ground Floor



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 82      | 82        |
| (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                     |         |           |

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