



# College Court

College Crescent, NW3

£2,650 per month  
(£611.54 per week)

\*VIDEO TOUR AVAILABLE\*. A stylish raised ground floor apartment in stucco fronted building which has been newly refurbished boasting wood floors in the reception room and an abundance of natural light from the large windows in Swiss Cottage.

**CHESTERTONS**



# College Court

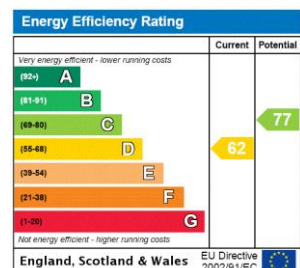
## College Crescent, NW3

- A Stylish Raised Ground Floor Apartment in a Well Maintained Stucco Fronted Building
- 1 Bedroom, 1 Bathroom, Reception, Kitchen,
- Wood Floors, Abundance of Natural Light
- Excellent Location in Swiss Cottage (Jubilee Line)



\*VIDEO TOUR AVAILABLE\*. A stylish raised ground floor apartment in a well maintained stucco fronted building which has been newly refurbished boasting wood floors in the reception room and an abundance of natural light from the large windows. The property is situated at the bottom of Fitzjohns Avenue close to the numerous amenities, eateries and open spaces of Belsize Park and Swiss Cottage and is a 5 minute walk to Finchley Road (Jubilee and Metropolitan Lines) and a 6 minute walk to Swiss Cottage (Jubilee Line), eateries and open spaces. Accommodation comprises reception room and dining area, fully fitted kitchen, double bedroom, shower room.

**Minimum Term:** 12 months  
**Deposit Required:** £3,057.69  
**Local Authority:** London Borough Of Camden  
**Council Tax Band:** C  
**EPC Rating:** D  
**Furnished**



### *Chestertons Hampstead Lettings*

55-56 Hampstead High Street  
 Hampstead  
 London  
 NW3 1QH  
 hampsteadlettingsusers@chestertons.co.uk  
 02077941125  
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
 chestertons.co.uk/property-to-rent/applicable-fees

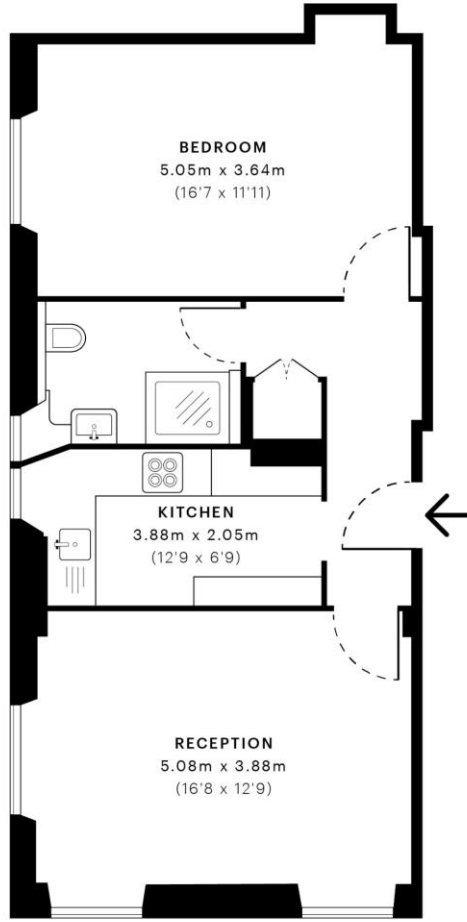


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CAPTURE DATE 08/08/2022 LASER SCAN POINTS 33,055,238

GROSS INTERNAL AREA

55.11 sqm / 593.20 sqft




—Ground Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
55.11 sqm / 593.20 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
53.01 sqm / 570.59 sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 55.11 sqm / 593.20 sqft  
IPMS 3C RESIDENTIAL 53.29 sqm / 573.61 sqft

SPec ID 62ed1fc9a7a3680e2ec97932

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