



2 Bed 2 Bath Apartment
College Crescent
Swiss Cottage NW3

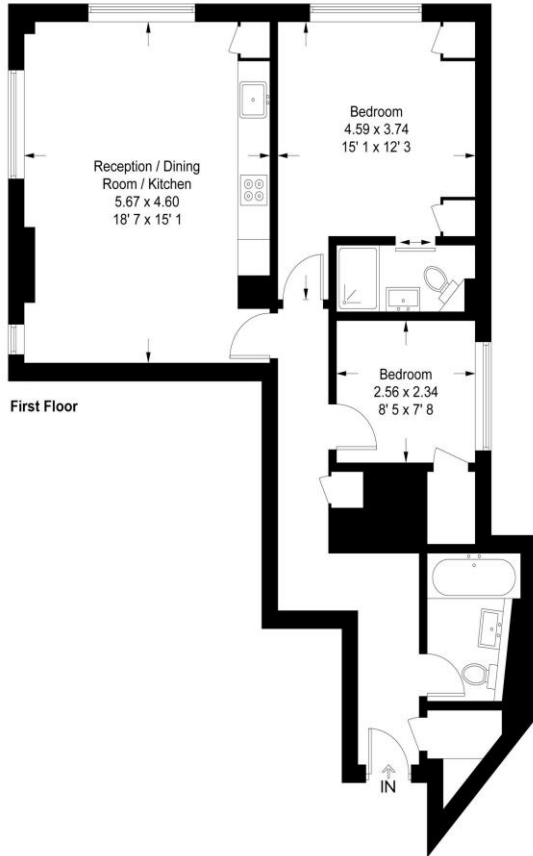
- 2 Bed 2 Bath
- Air Conditioning

- Open Plan Reception Room
- Fantastic Location

£634.62 pw / £2,750 pcm

Northways Parade

Approximate Gross Internal Area = 770 sq ft / 71.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other calculation or decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

We are delighted to offer this bright and beautifully presented two bedroom, two bathroom first floor apartment, ideally located just moments from Swiss Cottage Jubilee Line station and a short walk from the picturesque Regent's Park. The apartment boasts a spacious reception room with stylish tiled flooring and a fully integrated, modern kitchen, creating a fantastic space for both living and entertaining. Comfort is enhanced with air conditioning installed in both the principal bedroom and living area, ensuring a cool retreat during warmer months. Additional highlights include double glazed windows, generous storage, and two contemporary bathrooms, with an en-suite to the principal bedroom. Perfectly placed within just 100 yards of the Jubilee Line, the property also benefits from the vibrant shopping, cafés, and leisure facilities of the local area. Available now, must be seen!

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.