



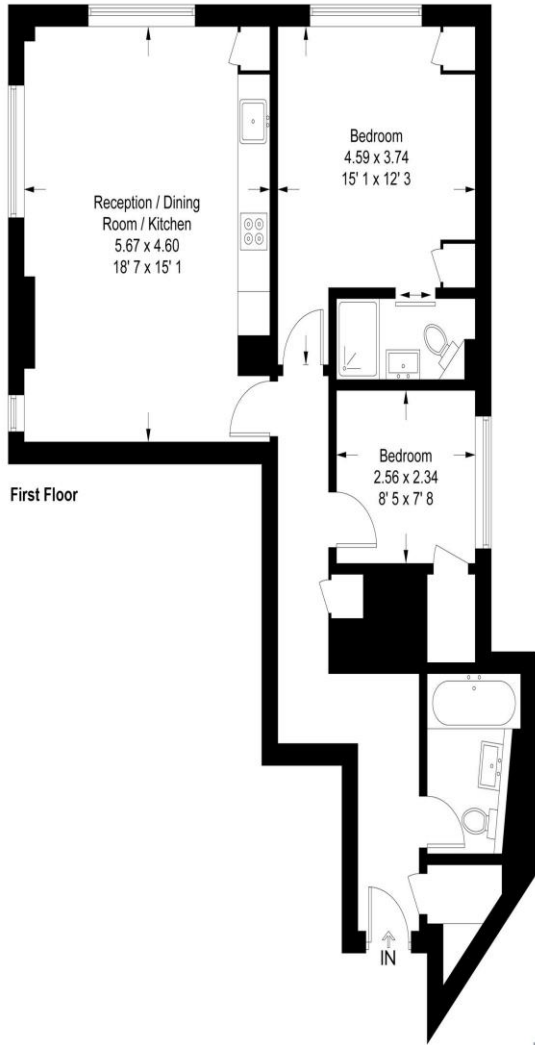
2 Bed Apartment
College Crescent
Swiss Cottage NW3

- Being sold via 'Secure Sale'
- Immediate 'Exchange of Contracts' available
- Open Plan Reception Room
- Directly next to tube station

Auction guide price of £450,000
Leasehold

Northways Parade

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



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	

A bright and well presented two bedroom, two bathroom first floor apartment, ideally located within moments of London Underground Swiss Cottage station and a short walk from Regent's Park.

The property offers a spacious reception room with stylish tiled flooring and a fully integrated modern kitchen, creating an excellent entertaining and living space. Air-conditioning has been installed to both the principal bedroom and living area, providing added comfort throughout the year. Further benefits include double glazed windows, generous storage space, and two contemporary bathrooms, including an en-suite to the principal bedroom. An excellent opportunity for both owner occupiers and investors alike.

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