



**COLLEGE CRESCENT  
SWISS COTTAGE  
LONDON  
NW3 5LL**

**PRICE: £1,350 PCM**

**FURNISHED**

**\*\*See Video Tour\*\***

We are delighted to offer this First Floor (rear) recently refurbished Luxurious Studio situated in an attractive Victorian House Conversion located on one of the most sought-after roads in the area.

The Studio is finished to a very high specification and is complimented with Oak Wooden flooring throughout, a Designer fully fitted kitchen, underfloor heating, Built-in Wardrobes, a high-quality sofa-bed and a luxurious en-suite shower/WC. fully equipped with power shower, cabinet, luxury wall hung hand basins and wall hung WC with concealed flush system.

The studio is supplied with a Flat Screen wall hung TV and fully wired to enable cable and internet connection.

The development has a self-service washing and drying facilities located on the 2nd floor of the building and the apartment comes with a separate secure storage locker on the 1st floor.

Located within a 1-minute walk of Swiss Cottage Tube station (Jubilee Line) and a 3-minute walk from Finchley Road Tube station (Jubilee & Metropolitan Line)

A Studio of this quality rarely come on the market and we suggest early viewing.



## FEATURES:

- 1st Floor Studios
- Modern
- Very High Specification
- Self contained
- 1 minute to Swiss Cottage Tube Station



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	EU Directive 2002/91/EC	72	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	75	77

#### IMPORTANT NOTICE

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective tenant. Not to scale. Copyright: RHW Estates

