

## COLLEGE CRESCENT

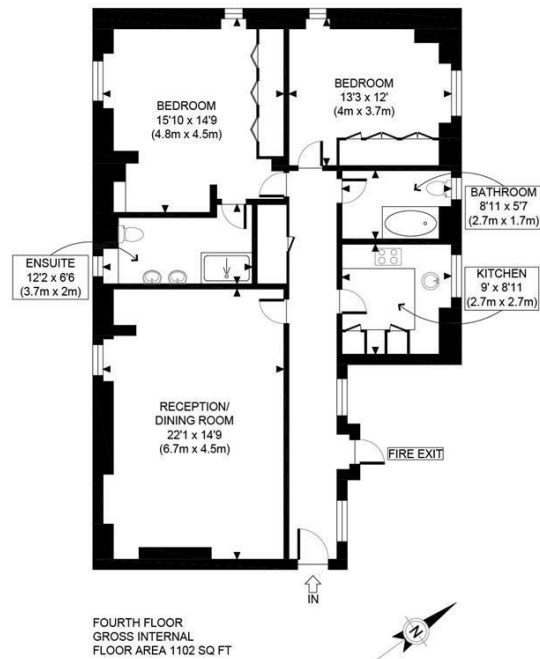
LONDON, NW3

£760,000  
LEASEHOLD

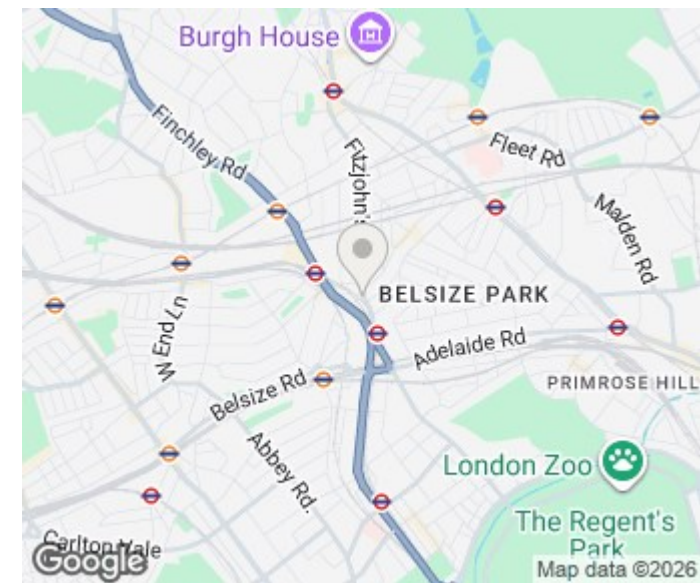
A spacious 2-bedroom, 2-bathroom flat, including a master ensuite, in the heart of Swiss Cottage. Boasting a bright living area, modern kitchen, and contemporary finishes throughout.

Conveniently located near local shops, transport links, Swiss Cottage, Belsize Park and Hampstead Heath, offering stylish and comfortable central London living.

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APPROX. GROSS INTERNAL FLOOR AREA 1102 SQ FT / 102 SQM	Northways
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date 19/02/26
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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