

COLLEGE CRESCENT, LONDON, NW3 5EX



- LUXURY PENTHOUSE DUPLEX APARTMENT
- EXCEPTIONALLY BRIGHT
- POSSIBLE ON SITE PARKING
- CONTEMPORARY INTERIORS
- 2 MINUTES WALK TO JUBILEE LINE
- DIRECT LIFT ACCESS INTO APARTMENT
- AIR CONDITIONING
- EXTENSIVE USE OF WOOD FLOORING
- ALL THREE BEDROOMS ARE ENSUITE
- 14 MINUTES WALK TO NORTHERN LINE

£1,125 Per Week Unfurnished

***Fees Apply**

Telephone: +44 (0)20 7372 7272 Fax: +44 (0)20 7372 8484

Email: info@abprop.co.uk Website: www.abprop.co.uk

A luxury duplex penthouse Belsize Park apartment of around 1547 square feet arranged over the top two floors of a well maintained block . With bright contemporary interiors, , this spacious and exceptionally bright apartment comprises reception room, fitted kitchen, master bedroom with ensuite bathroom, second and third bedrooms both with en suite bathrooms and a study. Further benefits include a lift with direct access to the apartment and air conditioning. There is also the possibility of gated off street parking.

College Crescent in Belsize Park is also is very well located close to Swiss Cottage which boasts an excellent array of shops and cafes including M & S Food and a large Waitrose, Belsize Village and Hampstead. Swiss Cottage Underground Station (Jubilee Line) is a two minute walk away (GoogleMaps) and Belsize Park Station(Northern Line) is a fourteen minute walk away (GoogleMaps) . The penthouse is within 16 minutes walking distance of The American School and 9 minutes walking distance of Southbank International School. (GoogleMaps).

++ FEES APPLY: Admin Fee £240.00 (other fees will apply) - for more information about our Tenants fees please visit the Rent page at www.abprop.co.uk and click on the pink "Click here for our fees for Tenants" arrow. Available now.

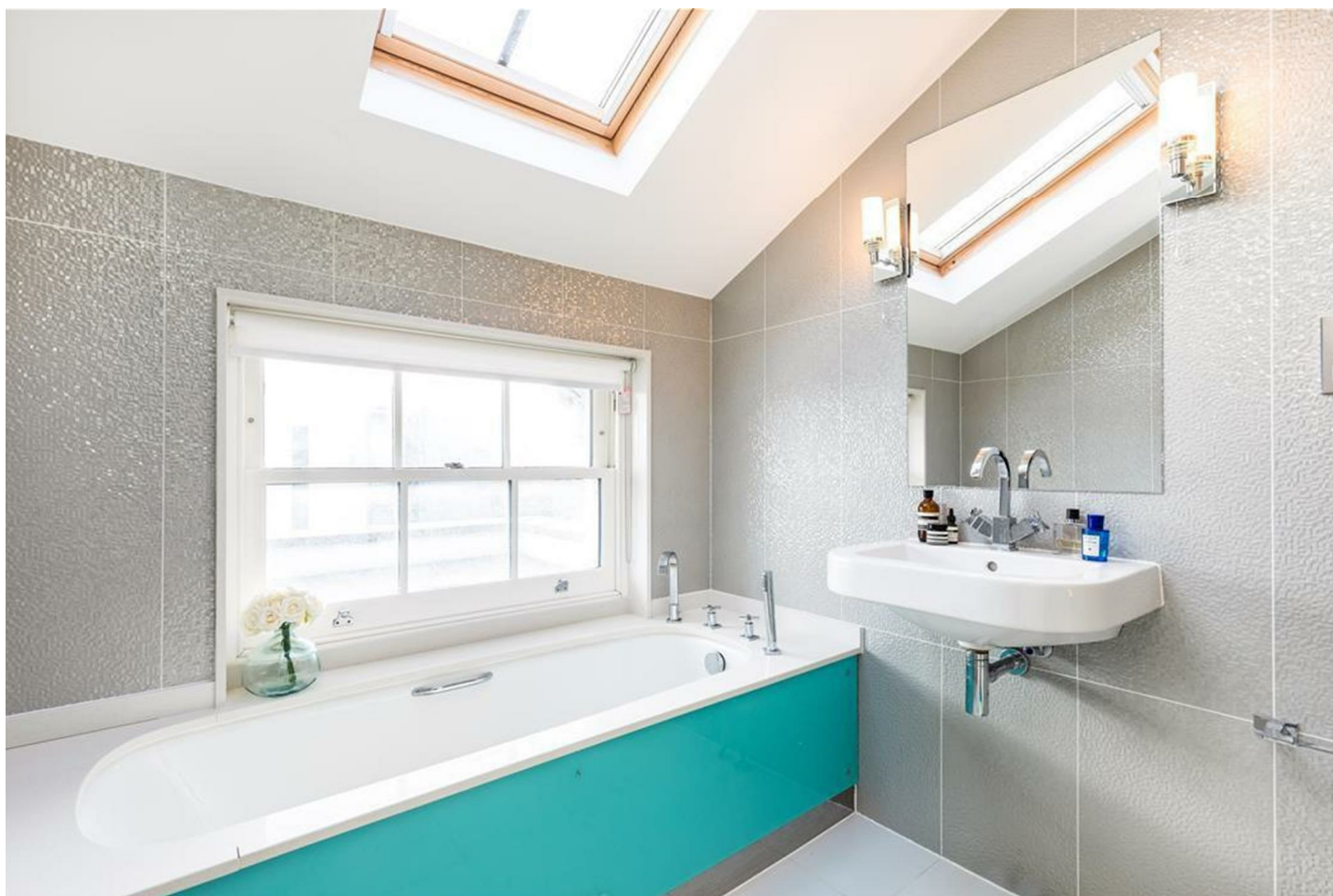


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

DISCLAIMER

The particulars do not constitute part of an offer or contract The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact; The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; Nothing in the particulars shall be deemed a statement that in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order

All measurements are approximate.



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