



**VITA**  
*Properties*

## College Crescent, Swiss Cottage, London NW3 | £1,750,000

- Penthouse Apartment
- Lift Directly Into the Apartment
- Allocated Gated Off Street Parking
- Modern - Turnkey
- Duplex
- Chain Free
- Air Conditioning



"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

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Welcome to the prestigious penthouse apartment situated on the fourth and fifth floors of College Crescent, Swiss Cottage NW3. This luxurious residence features a carefully crafted layout that maximizes comfort and style.

As you step inside, you'll be captivated by the fourth-floor area, which houses a spacious kitchen, one bedroom and one elegant reception room. The kitchen is a culinary haven, offering modern appliances, ample storage, and a stylish design that invites you to create culinary masterpieces. Adjacent to the kitchen, the two receptions provide versatile spaces for entertaining guests, hosting social gatherings, or simply unwinding after a long day. These well-appointed rooms are flooded with natural light, creating an inviting and relaxing ambiance. Ascending to the fifth floor, you'll discover a haven of tranquility.

This level is dedicated to three beautifully designed bedrooms, each providing a private and serene space for rest and rejuvenation. The master bedroom is accompanied by a luxurious walk-in wardrobe,

an air of indulgence.

The remaining two bedrooms are equally well-appointed, providing comfort and privacy for family members or guests. With thoughtful attention to detail, each bedroom has been meticulously designed to create a peaceful sanctuary.

Nestled in the sought-after Swiss Cottage neighborhood, College Crescent offers a prime location that balances serenity with convenience. You'll enjoy easy access to an array of amenities, including shops, restaurants, and entertainment options.

Additionally, the nearby Swiss Cottage Underground station ensures seamless transportation throughout London. In summary, this exquisite penthouse apartment on

College Crescent, NW3 offers a refined

- 🏠 Flat
- 🔑 Share of Freehold
- 🛏 x 4
- 🛋 x 1
- 🚿 x 3

SCAN FOR  
A VIDEO  
WALKTHROUGH



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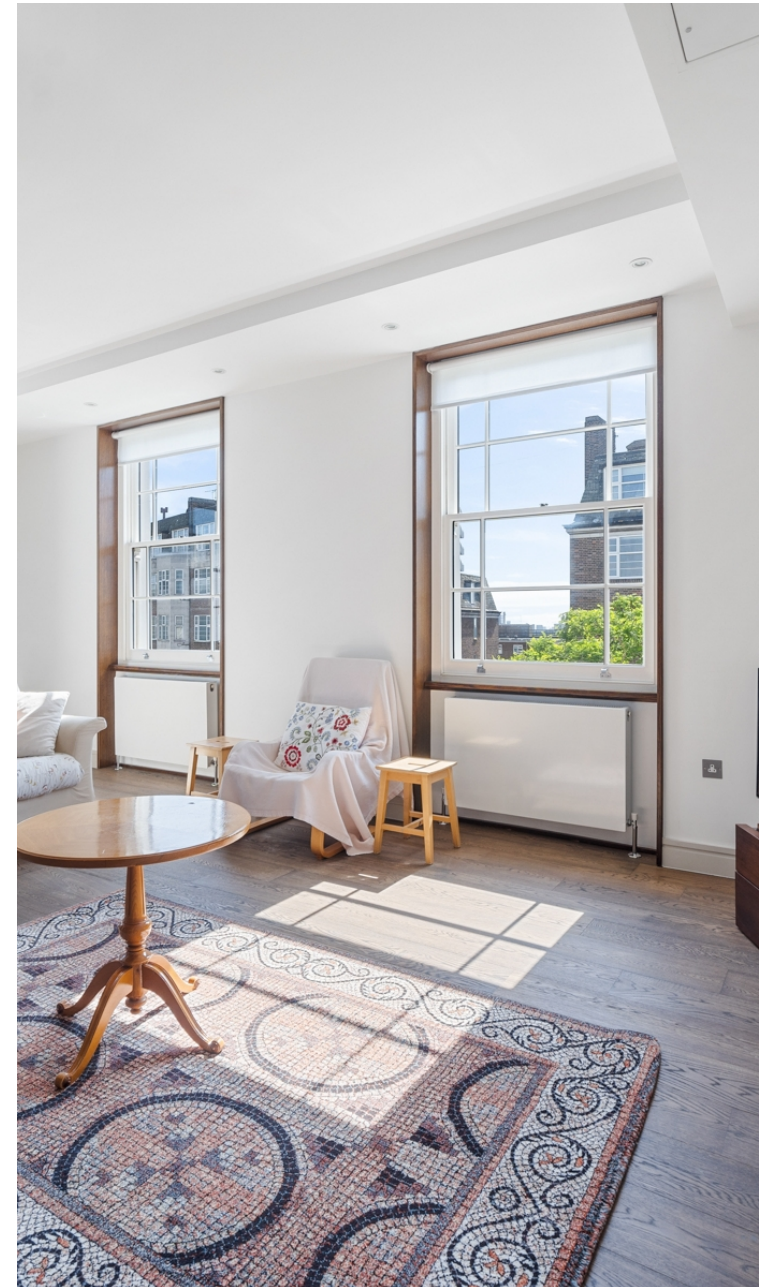




offering ample stora

"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

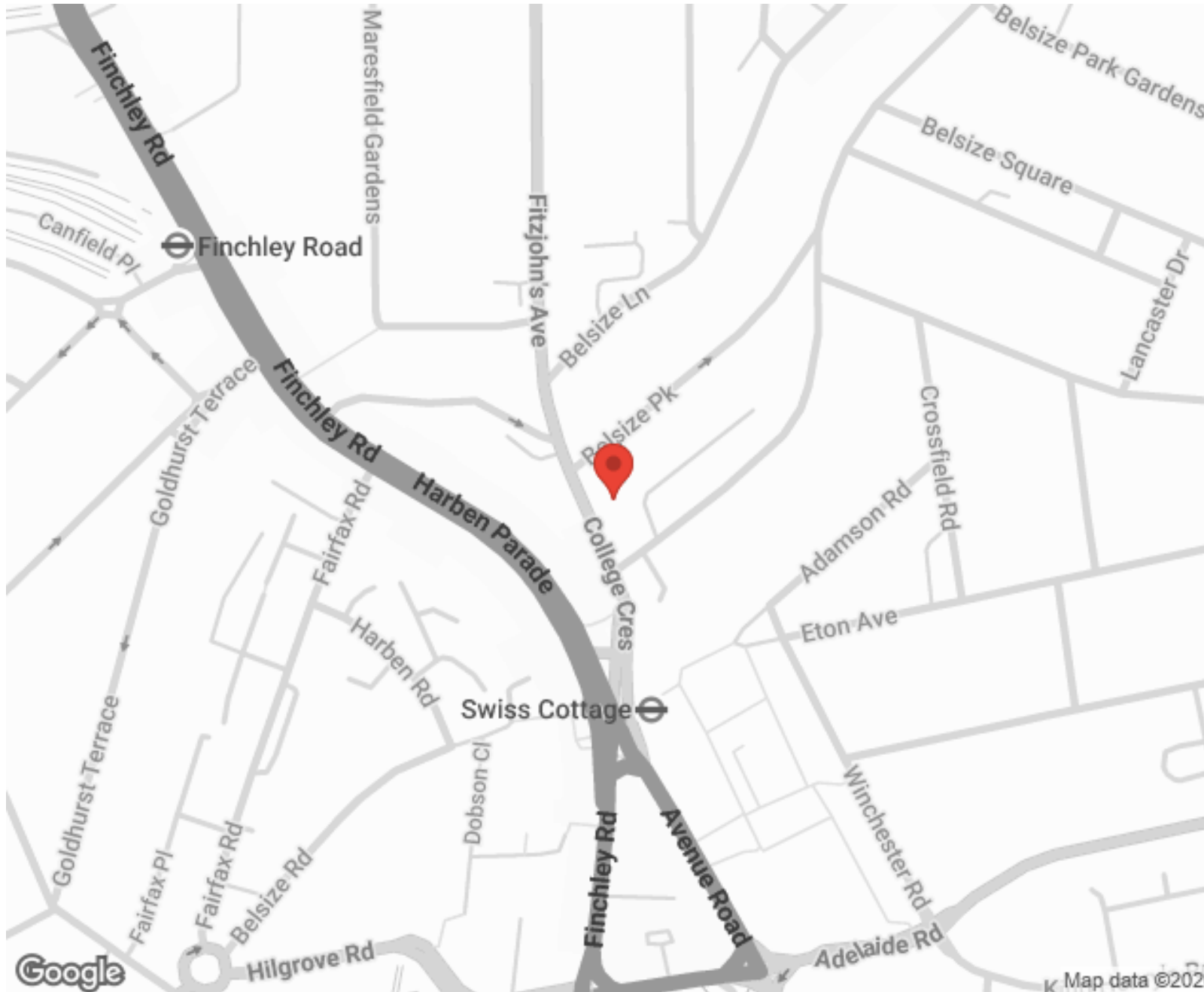
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MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



### Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

SCAN FOR MORE  
GOOGLE REVIEWS

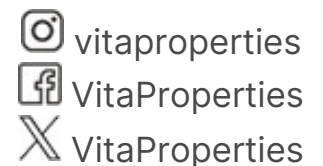


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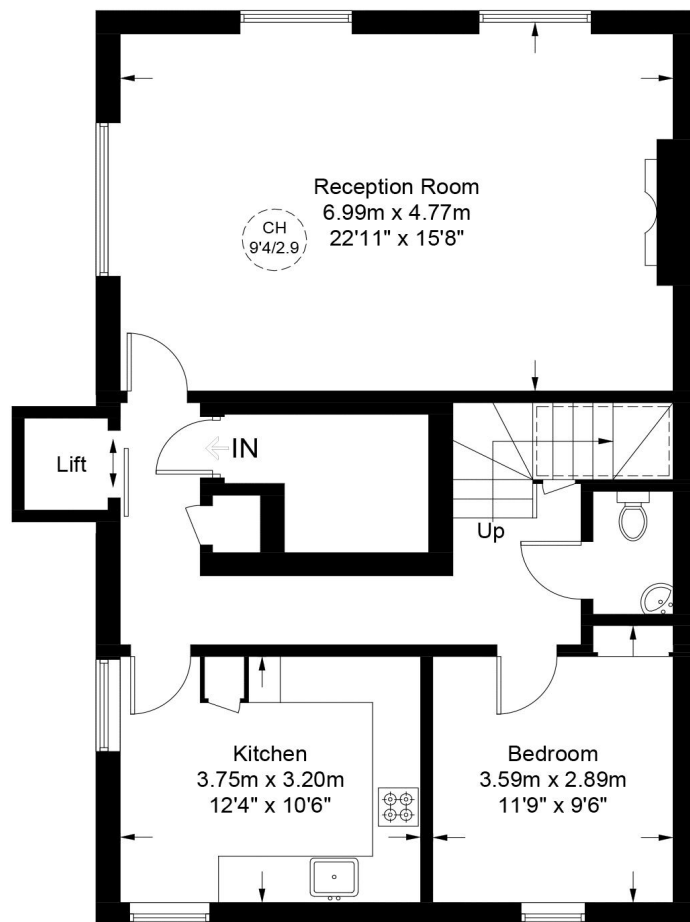
## College Crescent, NW3

Approximate Gross Internal Area = 1615 sq ft / 150.0 sq m

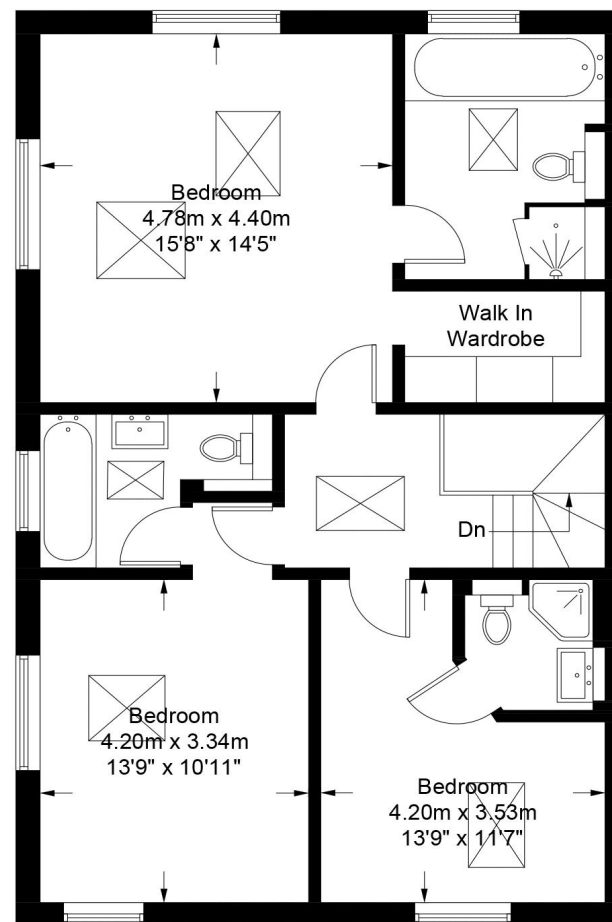
(Excluding Reduced Headroom / Lift)

Reduced Headroom = 18 sq ft / 1.7 sq m

Total = 1633 sq ft / 151.7 sq m



**Fourth Floor**



**Fifth Floor**



**Certified  
Property  
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID973942)