



College Crescent
SWISS COTTAGE, LONDON NW3

£6,000



Available 02 September 2024 - Welcome to the prestigious penthouse apartment situated on the third and fourth 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 third-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 fourth 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 principle bedroom is accompanied by a luxurious walk-in wardrobe, offering ample storage and 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.









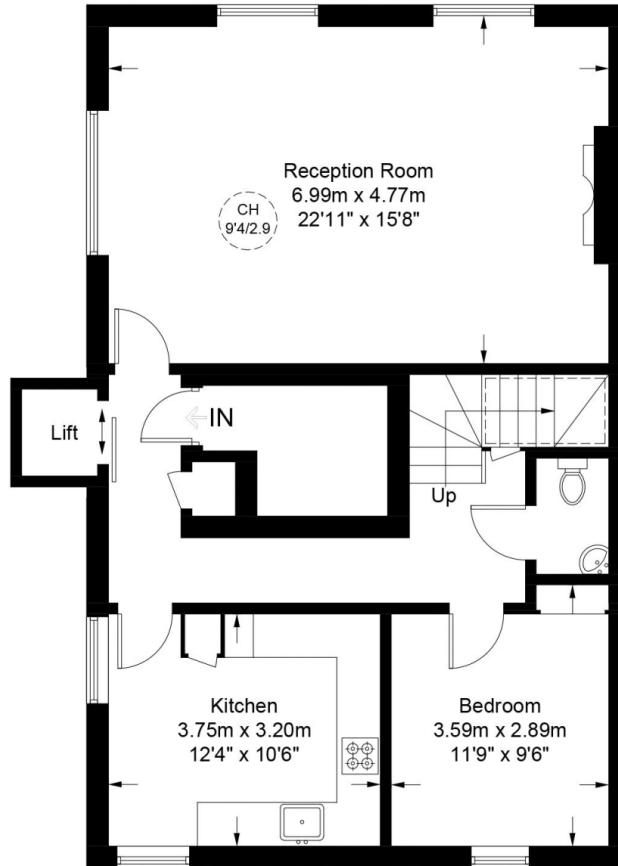
Scan for out video walkthrough



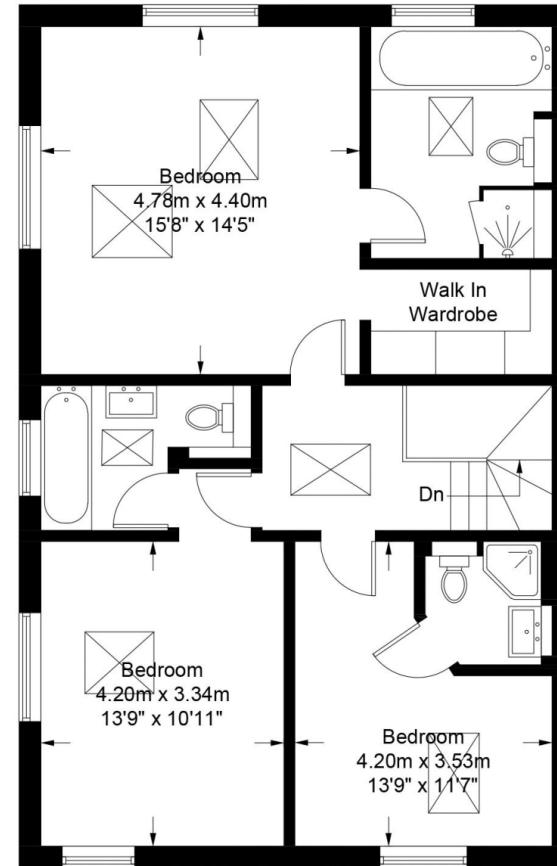


College Crescent, NW3

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)

Particulars

Property

College Crescent, Swiss Cottage, London NW3
£6,000

Rooms



1



3



4

Features

- Penthouse Apartment
- Lift Directly Into the Apartment
- Allocated Gated Off Street Parking
- Modern Throughout

Information

Council Tax

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.



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