

## College Crescent, London NW3 5DR

- 2 Double Bedrooms
- Communal Heating & Hot Water

- Available Immediately
- Purpose Built Block

- Furnished or Unfurnished
- Moments from Swiss Cottage

**£435 Per Week**



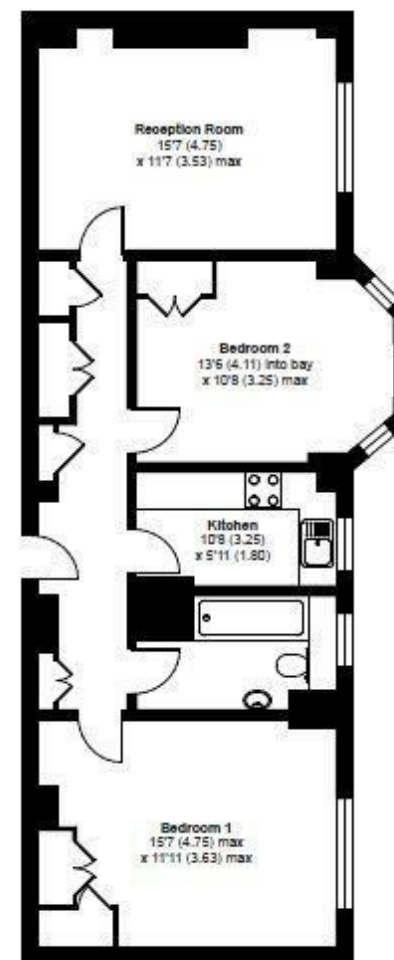
While every effort is made to ensure the accuracy of our particulars, they are intended as a guide only and their accuracy is in no way guaranteed. Photos and floor-plans are for illustrative purpose only. Appliances have not been tested. Prospective purchasers should satisfy themselves by inspection and relevant reporting of a property prior to purchase. This document does not form part of a legal contract.

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NO FEES TO TENANTS. An extremely bright and spacious 2nd floor apartment situated within close proximity of Swiss Cottage tube station. The property benefits from two well proportioned double bedrooms, spacious reception room, and a modern kitchen and bathroom. Rent includes hot water and heating. Available immediately offered either furnished or unfurnished.

APPROX. GROSS INTERNAL FLOOR AREA 777 SQ FT 72.2 SQ METRES



SECOND FLOOR

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			
		77	83
England & Wales		EU Directive 2002/91/EC	

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			
		73	80
England & Wales		EU Directive 2002/91/EC	