



## 2 bed flat to buy in NW3

22 College Crescent, London, London,  
NW3 5DR

**£450,000** Starting Bid

🛏 x 2 🚿 x 2 🚻 x 1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Being sold via 'Secure Sale'
- ✓ Immediate 'Exchange of Contracts' available
- ✓ Open Plan Reception Room
- ✓ 2 Bed 2 Bath
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £500,000

A bright and well presented two bedroom, two bathroom first floor apartment, ideally located within moments of London Underground Swiss Cottage station and a short walk from Regent's Park. The property offers a spacious reception room with stylish tiled flooring and a fully integrated modern kitchen, creating an excellent entertaining and living space. Air-conditioning has been installed to both the principal bedroom and living area, providing added comfort throughout the year. Further benefits include double glazed windows, generous storage space, and two contemporary bathrooms, including an en-suite to the principal bedroom. Ideally situated within approximately 100 yards of Swiss Cottage Jubilee Line station together with the excellent shopping, cafés and leisure facilities of the local area. An excellent opportunity for both owner occupiers and investors alike.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 75

Annual Service Charge Amount: £1,686.00

Price: Starting Bid £450,000

Property Type: Flat

Parking: Permit Parking

Year built: 1930

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

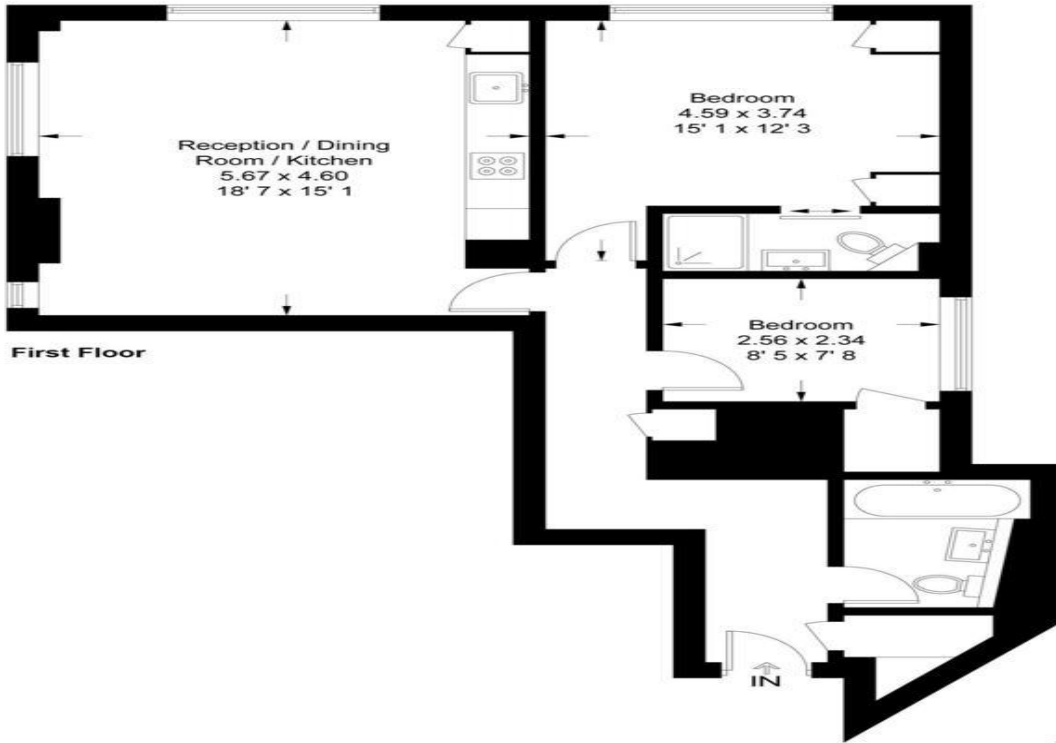
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

# Northways Parade

Approximate Gross Internal Area = 770 sq ft / 71.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

22 College Crescent, London, London, NW3 5DR

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

