

# CRESTA HOUSE, SWISS COTTAGE, LONDON NW3

## £795 PW



## MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | [info@mayfairsquare.co.uk](mailto:info@mayfairsquare.co.uk) | [www.mayfairsquare.co.uk](http://www.mayfairsquare.co.uk)

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### PROPERTY DESCRIPTION

This exquisite 2-bedroom apartment is situated on the third floor of a modern red brick portered building. Spanning 672 sq ft, it offers two double bedrooms and two bathrooms, providing ample space and comfort.

The spacious living room, accompanied by a dining area, creates a perfect setting for relaxation and entertaining. A fully integrated kitchen adds a touch of elegance to the living space, making it ideal for modern living.

With a high standard of finish, this luxury apartment promises a sophisticated and comfortable lifestyle.

There is also a secure underground parking facility available at an extra cost.

The apartment enjoys an excellent location, just moments away from Swiss Cottage Station and a mere 12-minute walk from the charming St John's Wood village.

The area's allure is further enhanced by its renowned landmarks, such as the iconic Lord's Cricket Ground and the famous Abbey Road Studios, which witnessed the recording sessions of legendary bands like the Beatles and Pink Floyd.

St John's Wood High Street is a delightful hub, boasting a fantastic array of fashion boutiques, delis, restaurants, and organic food shops, catering to diverse tastes.

Nearby, the world-famous Regent's Park beckons with its expansive 395 acres of tranquil green space, offering a refreshing escape from the city's hustle and bustle. Visitors can enjoy an open-air theatre and a splendid rose garden adorned with over 12,000 roses. The park is also home to the renowned London Zoo, adding an additional layer of charm to this picturesque area.

Arrange a private viewing today with our team at Mayfair Square to view this excellent apartment.



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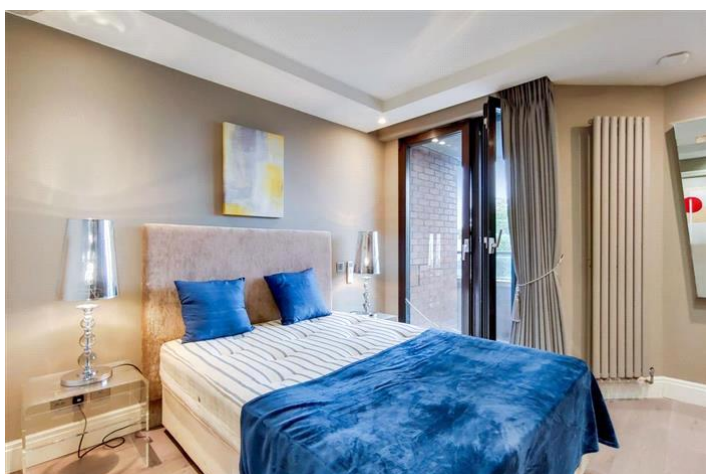
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CAPTURE DATE: 28/06/2020 LASSO SCAN POINTS: 38,136,859

GROSS INTERNAL AREA

62.44 sqm / 672.10 sqft



PROPERTY TOTAL AREA (GROSS)  
The footprint of the property  
62.44 sqm / 672.10 sqft

NET INTERNAL AREA (GROSS)  
Excludes self-build external features  
Includes balconies, external stairways  
59.35 sqm / 638.07 sqft

OPTIONAL STRUCTURAL FEATURES  
Reinforced concrete, steelwork  
0.80 sqm / 8.56 sqft

UNFINISHED GROUND FLOOR  
Standard area under 1.7m  
0.00 sqm / 0.00 sqft



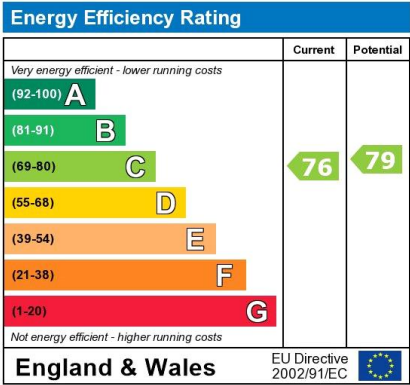
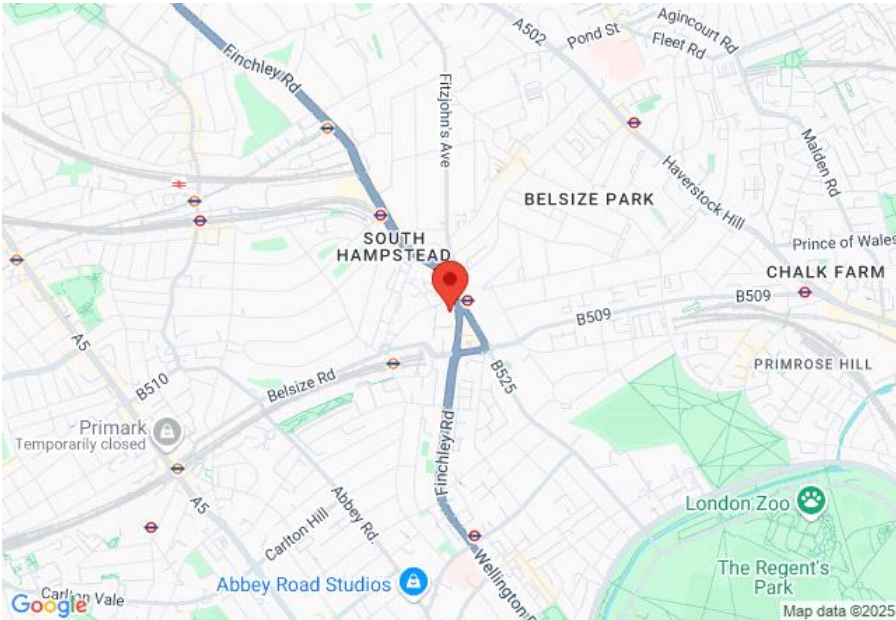
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

### Important Notice:

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