

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 | 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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CAPTURE DATE: 25/06/2020 LAUNCH DATE: 30/06/2020

GROSS INTERNAL AREA

62.44 sqm / 672.10 sqft



GROSS INTERNAL AREA (GIA)
The inside of the structure
62.44 sqm / 672.10 sqft

NET INTERNAL AREA (NIA)
Can differ slightly to GIA features
Include partitions, structural steelwork
59.35 sqm / 638.01 sqft

OPTIONAL SPECIFIABLE FEATURES
Refrigerator, Aircon, Intercom etc.
0.60 sqm / 6.49 sqft

PROPOSED BUILD ENVELOPE
Excludes any area under 1.7m
0.00 sqm / 0.00 sqft



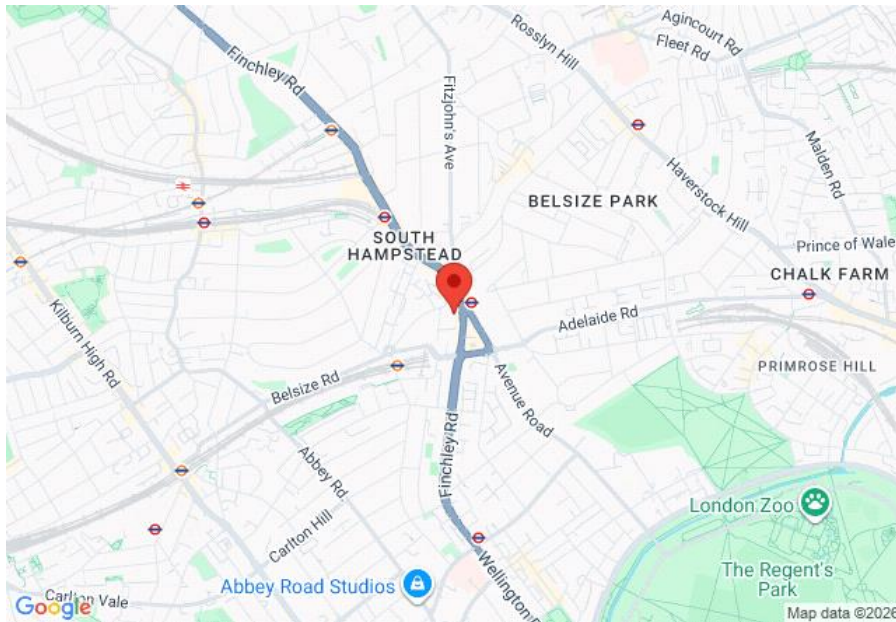
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

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