

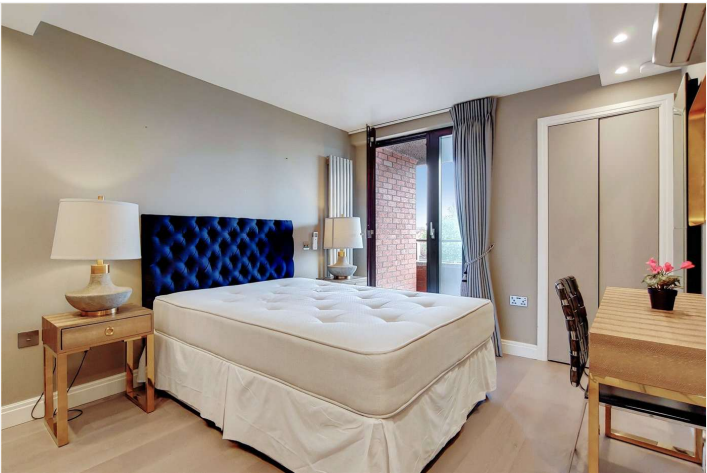
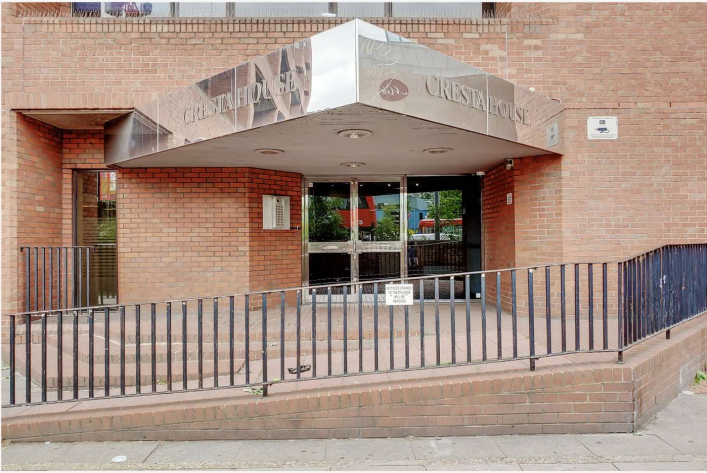
CRESTA HOUSE, NW3 £1,015 PER WEEK FURNISHED, UNFURNISHED

A stunning contemporary and well-appointed third and fourth floor duplex, three bedroom and two-bathroom apartment benefitting from three balconies in this purpose-built block. Cresta House is well situated for the amenities of Finchley Road and Swiss Cottage and their Underground stations (Jubilee Line).

Master Bedroom with En Suite Bathroom | Second bedroom with En Suite Shower | Third Double Bedroom | Reception Room | Kitchen | Video Entrance Phone | Three Balconies | Portage

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GROSS INTERNAL AREA (GIA)
The footprint of the property

99.78 sqm / 1074.02 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
including walkways, restricted head heights

88.51 sqm / 952.71 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.

12.82 sqm / 137.99 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.8m

0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 108.08 sqm / 1163.38 sqft
IPMS 3C RESIDENTIAL 101.33 sqm / 1090.71 sqft

spec id: 5ee9ef5acd857d0e26bf53b7

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenancy Deposit: £6,090.00

Holding Deposit: 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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