

CRESTA HOUSE, LONDON, NW3 **£795 PER WEEK FURNISHED, UNFURNISHED**

A beautifully presented third floor apartment in this portered block set in the heart of Swiss Cottage. The apartment benefits from a balcony and partial air conditioning. Residents will benefit from satellite ports (ready for Sky, Sky Plus), video entry-phone and spectacular views.

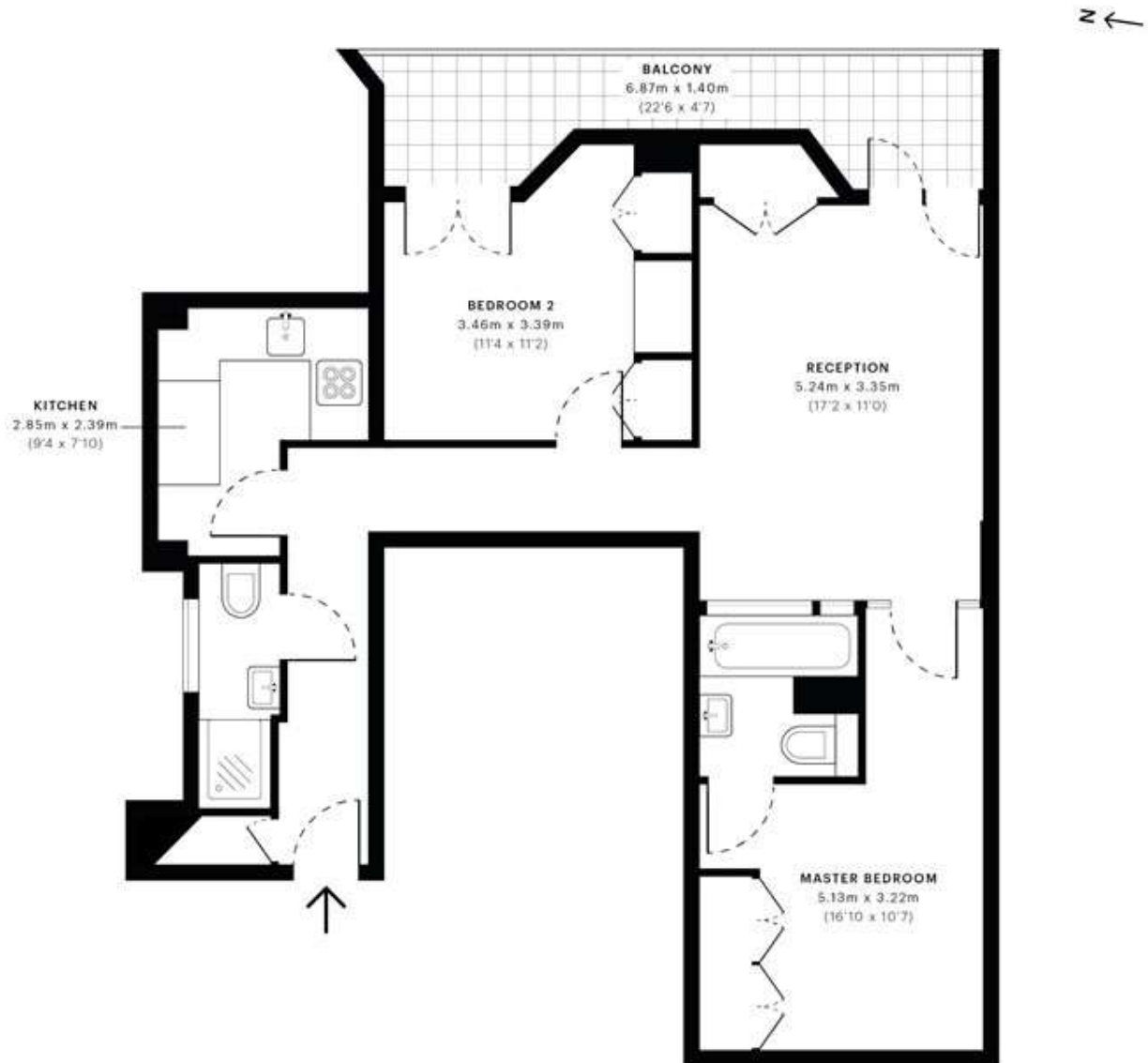
Master Bedroom with En Suite Bathroom | Further Bedroom | Shower Room | Reception | Kitchen
| Partial Air Conditioning | Balcony | Pet Friendly | 24 Hour Porterage | Passenger Lifts | Video
Entrance Phone

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— Third Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property.

62.44 sqm / 672.10 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes walkways, recessed head heights.

58.35 sqm / 628.07 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.

6.89 sqm / 74.16 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 1B RESIDENTIAL: 49.29 sqm / 531.83 sqft
IPMS 3C RESIDENTIAL: 65.67 sqm / 706.67 sqft

spec id: 5ee9ec5a54a0a80a471c658a

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

Tenancy Deposit: £3,975.00

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: E

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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West Hampstead | 142 West End Lane, London, NW6 1SD | 020 7483 7602 |
westhampstead@winkworth.co.uk

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