



Brand New 2 Double - With Balcony NW6 4RN £400 Per Week Not specified

We are delighted to offer a brand newly refurbished apartment with Balcony very well located within a few minutes walk to Swiss Cottage and Finchley Road in a popular ex-local authority block.

The apartment is located on the 1st floor and comprised large hallway with storage, 2 double bedrooms, guest toilet, bathroom with shower, brand new high-quality kitchen with fitted washing machine and a large reception with balcony. The property has just undergone a complete refurbishment to include brand new kitchen and bathroom. The property has new lime wooden flooring and double glazing.

Harben Road is ideally located only a few minutes walk to Swiss Cottage station (Jubilee Line) and Finchley Road (Jubilee & Metropolitan Line) and the numerous restaurants, cafes, including the O2 Complex - home to Vue Cinema, numerous restaurants, and Virgin Active.

EPC - D
Camden Council Band C - £1,259.97
Furnished or unfurnished

Agent Fees
Contract and referencing £ 300 plus VAT
Inventory at Cost



First Floor

Approx. 66.5 sq. metres (716.1 sq. feet)



Total area: approx. 66.5 sq. metres (716.1 sq. feet)

Property Overview

Location	Swiss Cottage, NW6
Price	£400 Per Week
Bedrooms	2
Bathrooms	1
Receptions	1
Council	
Tax Band	C
Furnishing	Not specified

Key Features

- Brand New Refurb
- New Wooden Floor
- New Kitchen
- New Bathroom
- 2 double bedrooms
- 1st Floor
- Balcony
- Great Location
- Available Now
- Large reception



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

