



Crossfield Road, NW3

Guide Price £3,000,000

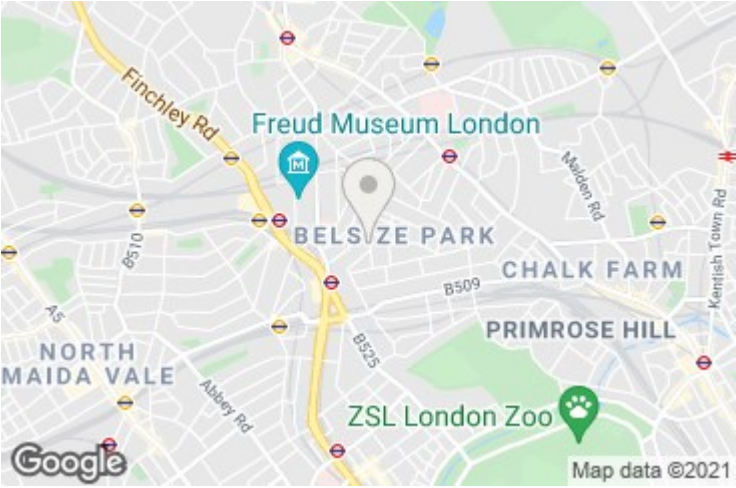
Compton Reeback are pleased to offer this spacious (in excess of 3000sq ft) Freehold mid terraced Victorian property comprising of four self contained flats arranged over five floors. Current configuration are as follows;

- 1 Bedroom on the Lower Ground floor with patio = 685 Sq Ft
- 1 Bedroom on the Raised Ground floor with direct access to garden = 565 Sq Ft
- 1 Bedroom on the First Floor = 562 Sq Ft
- 3 Bedroom on the Second and Third Floors benefiting from balcony = 1162 Sq Ft

There is a single lock up garage just around the corner that could be available by separate negotiation.

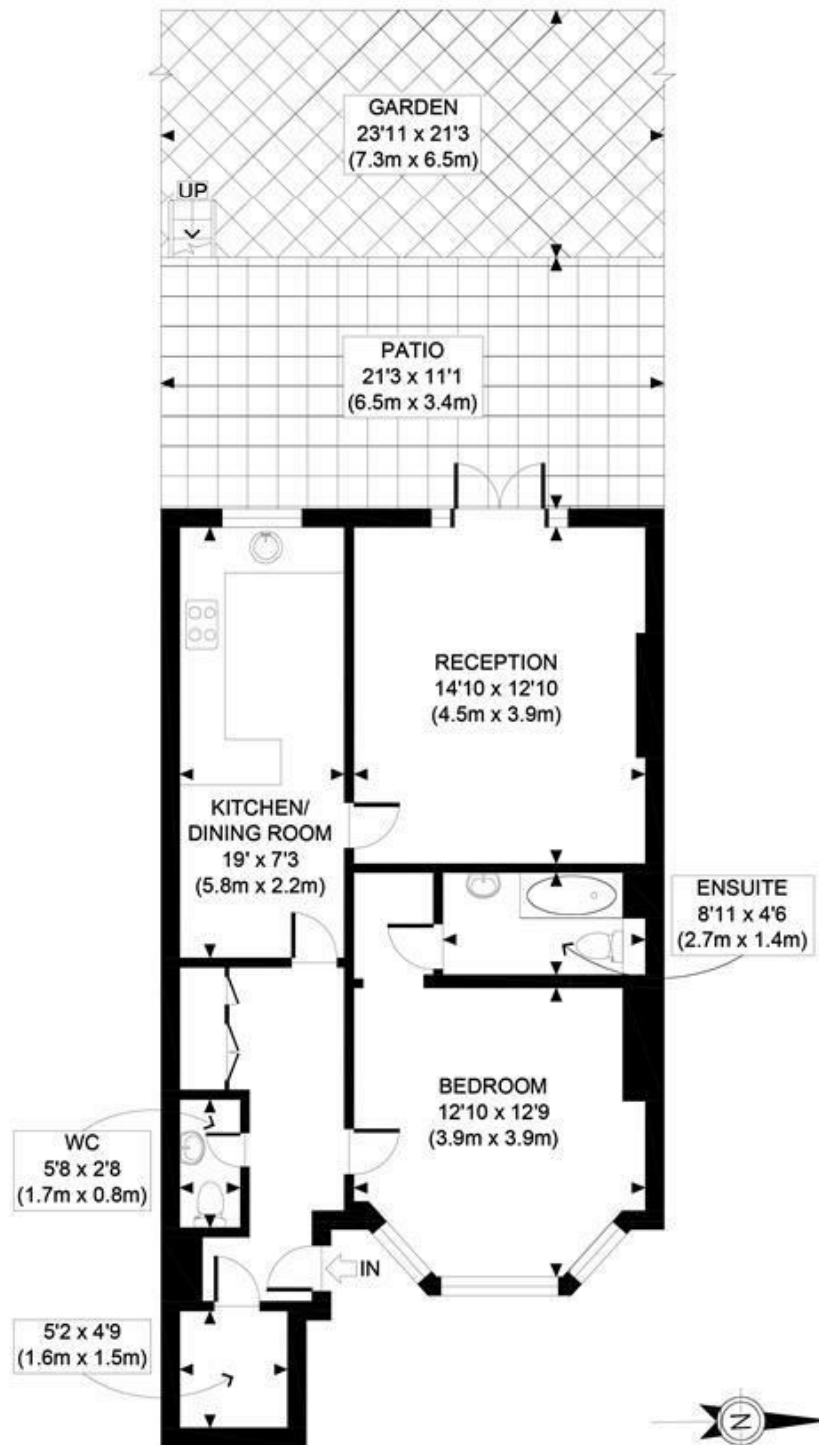
Crossfield Road is ideally located within close walking distance to the amenities of both Belsize Park and Swiss Cottage being close to England's Lane and Haverstock Hill, including Belsize Park Underground Station (Northern Line) and Swiss Cottage Underground Station (Jubilee Line) with the open spaces of Primrose Hill less than a mile away. Joint Sole Agent

Crossfield Road, NW3



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



**GROSS INTERNAL
FLOOR AREA 685 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 685 SQ FT / 64 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.

**While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation**

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute 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 but should not 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) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)