



## Cressfield Close

London NW5 4BN

Asking Price £415,000

A well presented bright and spacious second floor modern purpose built flat set within a low rise quiet modern local authority development. This superb property offers 523 square feet of accommodation and comprises, spacious reception with french door opening on to a large private balcony with a lovely southerly aspect, modern kitchen with appliances, large double bedroom and a luxury bathroom/wc. The property is situated close to the open spaces of Parliament Hill Fields with the nearest stations being Gospel Oak and Kentish Town (Northern Line & Main Line Stations).

Lease - Expires 2114 - 90 years remaining.

Ground Rent - £10pa

Council Tax Band C - £1593pa

Service Charge - £3197 inc heating and hot water

EPC - tbc

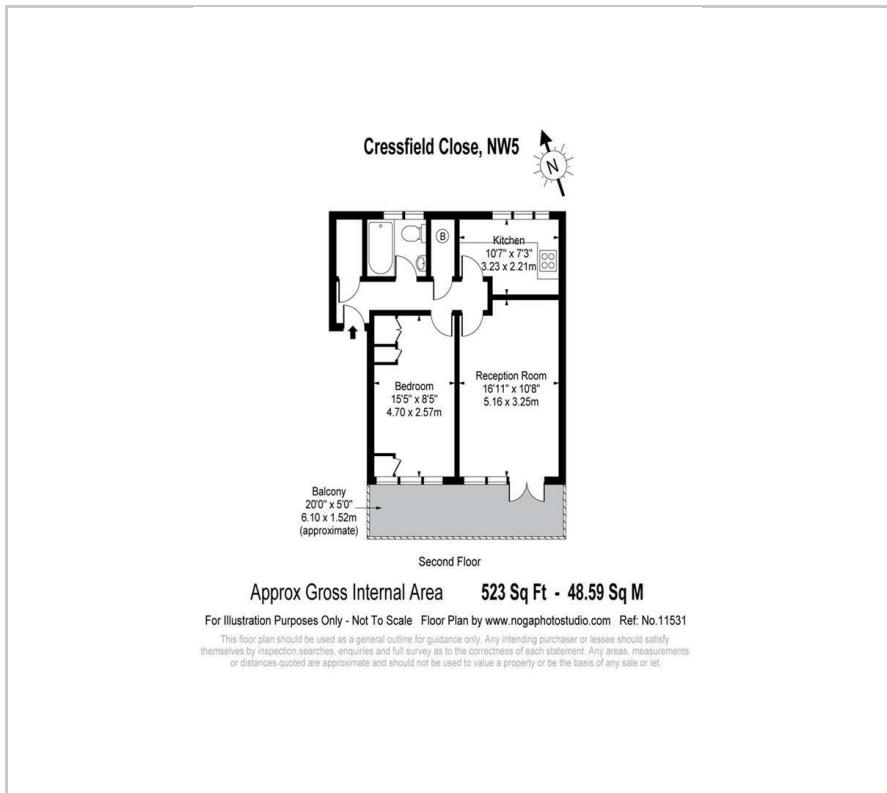
- Large double bedroom
- Bright and spacious reception room
- Modern Kitchen with appliances
- Luxury family bathroom
- Good condition throughout
- Balcony with southerly aspect
- Cul de sac location
- Double glazing
- 523 square feet
- Ample storage space

### Viewing

Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



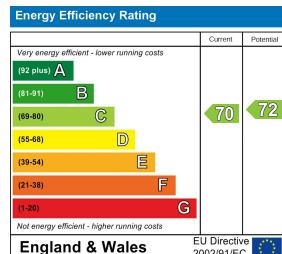
## Floor Plan



## Area Map



## Energy Efficiency Graph



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