

**FLAT 5**  
**22 BUCKLAND CRESCENT**  
**BELSIZE PARK, LONDON**  
**NW3 5DX**

**£265 Per week**

AR  
**ARLINGTON**  
RESIDENTIAL

**020 7722 3322**  
arlingtonresidential.com



A studio flat in the heart of Belsize Park, on the first floor of an attractive period building just a few minutes walk from the amenities of both Swiss Cottage and Belsize Park.

The flat comes with a separate utility cupboard housing a washing machine and is available to rent either furnished or unfurnished.

Swiss Cottage Jubilee Line tube station is 0.2 miles ( 3 minutes' walk) whilst Belsize Park Northern Line tube is 0.6 miles away (12 minutes walk).

- Studio Room
- Separate Shower Room
- Open Plan Kitchen
- Separate Utility Cupboard with Washing Machine
- EPC Rating C
- Camden Council Tax Band B
- Available Furnished or Unfurnished
- Close to Swiss Cottage Tube Station (Jubilee Line)

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#### **Tenancy Information**

Property Redress Scheme - PRS

Client Money Protection Scheme - Propertymark

Holding Deposit - 1 week's rent; and/or

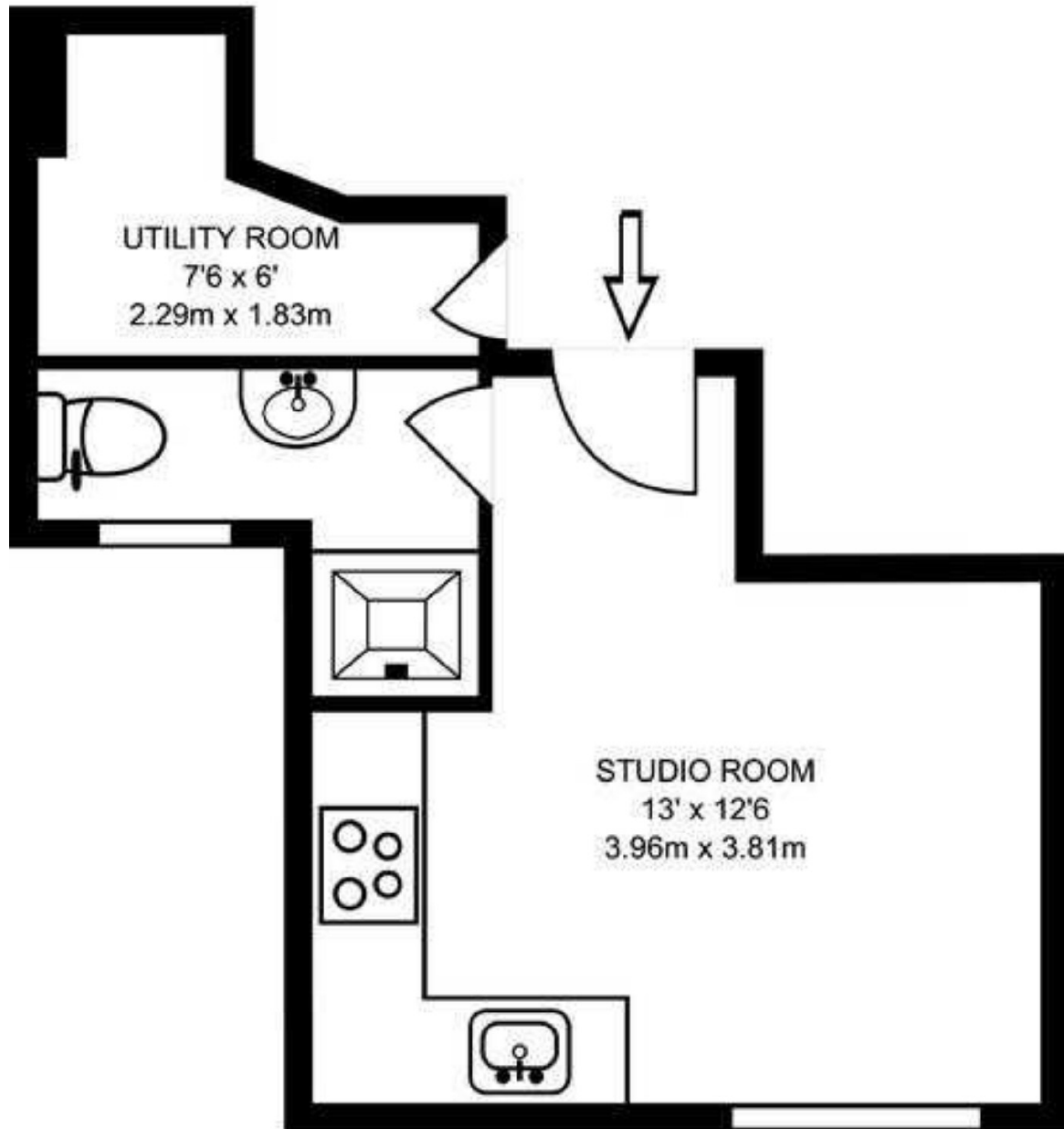
Deposit - 5 weeks' rent / 6 weeks' rent in the case of rental over £50,000 pa

Payments to other third parties - eg Council Tax, utilities, communications services

Default Charges - eg payments for the replacement of lost keys or interest on overdue rent

Tenancy Transaction Charges - eg requests to vary or assign the tenancy





FIRST FLOOR GROSS INTERNAL FLOOR AREA

221 SQ FT/20.54 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		74	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	(10-100)		
B	(21-90)		
C	(30-80)		
D	(39-65)		
E	(49-54)		
F	(51-56)		
G	(1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		68	68
EU Directive 2002/91/EC			

8 Wellington Road, St John's Wood, London, NW8 9SP

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