



## 22 Eton Rise, Eton College Road, NW3 2DF

**£450,000**

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We are pleased to offer for sale this unmodernised one bedroom second floor flat contained within a popular and sought after 1930's purpose built block. The accommodation comprises of one double bedroom, kitchen, reception room and bathroom. The block benefits from communal gardens, off street car parking on a first come first served basis, two lifts and porterage. The property is situated in this excellent location within walking distance to Chalk Farm tube station (Northern Line) and a short stroll across Bridge Approach takes you into Primrose Hill where there are a wide variety of boutique shops, street cafes, restaurants and of course the famous Primrose Hill park. In the opposite direction is Steele's Village with its local shops and restaurants. Lease 999 years from 25th March 1969, so 943 years remaining. Sole Agent.

### Features

- ✓ One double bedroom
- ✓ Kitchen
- ✓ Reception room
- ✓ Bathroom
- ✓ Communal Gardens
- ✓ 2 lifts
- ✓ Porterage
- ✓ Off street car parking one 1st come basis
- ✓ Lease 943 years remaining, nil ground rent



1 Bedroom



No



1 Bathroom

✓ Ground rent £26 per annum rising in 2068 to £80