



## 79 Eton Rise, Eton College Road, NW3 2DA

**£450,000**

We are pleased to offer for sale this one bedroom flat situated on the first floor of a popular and sought after 1930's purpose built block, The flat comprises of one double bedroom, kitchen, reception room and bathroom. the heating and hot water are included in the service charge which is £4,232.96 per annum, there are 2 lifts, communal gardens, portage and one off street car parking space is available on a first come basis. The flat would benefit from updating, however two years ago it had new carpets and was redecorated. The flat is only a short walk to Chalk Farm tube station (Northern Line) and if you walk over Bridge Approach you are in Primrose Hill, with its variety of boutique shops, restaurants and street cafes, as well as Primrose Hill Park. Sole Agent.

### Features

- ✓ One double bedroom
- ✓ Kitchen
- ✓ Reception room
- ✓ Bathroom
- ✓ Heating & hot water included in the service charge
- ✓ Communal Gardens
- ✓ 2 lifts
- ✓ Only a short walk to Chalk Farm tube station (Northern line)
- ✓ Portage



1 Bedroom



1 Reception



1 Bathroom



**Garden**

- ✓ 999 year lease dated 25/3/1969 so 943 years remaining
- ✓ Ground rent £20 per annum rising every 33 years to a maximum of £80