



## 68 Eton Hall, Eton College Road, NW3 2DH

**£475,000**

Please visit our website [www.naylius-mckenzie.co.uk](http://www.naylius-mckenzie.co.uk) to view the virtual tour. We are pleased to offer for sale this one bedroom ground floor flat contained within a popular and sought after 1930's purpose built block. The flat benefits from one double bedroom with built in wardrobes, fitted kitchen, reception room and bathroom, the flat has use of the communal gardens there is a porter and off street car parking is available on a first come basis. The property is only a short walk to Chalk Farm tube station (Northern Line) and if you stroll across Bridge Approach you are in Primrose Hill, where there are a wide variety of boutique shops, street cafes, and restaurants, as well as the famous Primrose Hill park. The service charge is £4,456.88 per annum and includes the heating and hot water. The flat also has a long lease with 944 years remaining. Sole agent.

### Features

- ✔ One double bedroom with built in wardrobes
- ✔ Fitted kitchen
- ✔ Reception room
- ✔ Bathroom
- ✔ Entrance/dining hall
- ✔ Portage
- ✔ Off street car parking on 1st come basis
- ✔ Ground floor
- ✔ Service charge includes the heating



1 Bedroom

1  
Reception

1 Bathroom

OSP

Garden

and hot water

- ✓ In need of modernisation
- ✓ Lease 999 years from 25/3/1969, so 944 years remaining
- ✓ Ground rent £26 rising every 33 years to a max of £80
- ✓ Chain Free