



78 Eton Hall, Eton College Road, NW3 2DH

£499,000

Please visit our website to view virtual tour www.naylius-mckenzie.co.uk
We are pleased to offer for sale this attractive one bedroom flat situated on the first floor of this popular and sought after 1930's purpose built block. The flat benefits from one double bedroom with built in wardrobes, a modern fully fitted kitchen, reception room with bespoke fitted bookshelf cabinet and a modern bathroom. The flat has a delightful outlook from all rooms onto the communal gardens. The flat also benefits from portorage, 2 lifts and one off street car parking space available on a first come basis. The property is situated within walking distance of Chalk Farm tube station (Northern Line), and a short stroll across Bridge Approach takes you into Primrose Hill with it's excellent shops, restaurants and the park and in the opposite direction is Steele's Village with it's local shops, cafe and restaurant's. Service charge £4621.64 per annum which includes quite a lot, including the heating and hot water, building insurance, cleaning & lighting of the communal parts, gardening, and a contribution towards future works. Sole Agent. Viewing

Features

- ✔ One double bedroom with built in wardrobes
- ✔ Fully fitted kitchen
- ✔ Reception room
- ✔ Modern Bathroom
- ✔ Heating & hot water included in the service charge
- ✔ 2 Lifts
- ✔ Communal Gardens
- ✔ Porter
- ✔ Walking distance of Chalk Farm

highly recommended. Chain Free.

tube station

✓ Only a short walk to Primrose Hill

✓ Chain Free



1 Bedroom



1
Reception



1 Bathroom



OSP



Garden