



## 56 Eton Place, Eton College Road

**£525,000**

We are pleased to offer for sale this bright one bedroom flat situated on the fifth floor of a popular and sought after 1930's purpose built block. The apartment comprises of one double bedroom with built in wardrobes, bathroom and an open plan fitted kitchen/reception room, as the kitchen is open plan to the reception room it allows for a lot of natural light to come into the flat. The flat also benefits from communal gardens, 2 lifts, portorage, off street car parking is available on a first come first served basis, the lease is 944 years remaining and the service charge includes the heating and hot water. The property is conveniently situated within walking distance to Chalk Farm tube station (Northern Line) and only a short stroll across Bridge Approach takes you into Primrose Hill with its charming shops, street cafes and restaurants. Sole Agent.

### Features

- ✓ One double bedroom
- ✓ Open plan kitchen/reception room
- ✓ Bathroom
- ✓ 2 Lifts
- ✓ Communal gardens
- ✓ Portorage
- ✓ 1st come 1st served off street parking
- ✓ Only a short walk to Primrose Hill
- ✓ Close to Chalk Farm tube station (Northern Line)



1 Bedroom

1 Reception

1 Bathroom

Garden

- ✓ Lease 944 years remaining
- ✓ Service charge includes the heating & hot water
- ✓ Ground rent £26 rising every 33 years to a max of £80