



85 Eton Rise, Eton College Road, NW3 2DB

£550,000

One of the largest one bedroom flats within the Eton's development of 56 sq meters or 603.2 sq. feet. This attractive and extremely bright one bedroom second floor flat contained within this popular and sought after 1930's purpose built block. The flat has a delightful south/south west aspect with all rooms overlooking Eton College Road. The flat comprises of one double bedroom, fitted kitchen, reception room, bathroom and entrance hall, and the heating and hot water are included in the service charge, the flat also benefits from communal gardens, two lifts and portage. The property is conveniently situated within walking distance to Chalk Farm tube station (Northern Line) and only a short walk over Bridge Approach takes you into Primrose Village with it's charming shops, cafes and restaurants and in the opposite direction is Steele's Village with its local shops, cafe and restaurants. Sole Agents. Chain Free.

Features

- ✓ One bedroom
- ✓ Fitted kitchen
- ✓ Reception room
- ✓ Bathroom
- ✓ 2 lifts
- ✓ Communal Gardens
- ✓ Only a short walk to Chalk Farm tube station (Northern Line)
- ✓ All room have a south/south west aspect overlooking Eton College Road



1 Bedroom



1
Reception



1 Bathroom



OSP



Garden

- ✔ Service charge includes the heating and hot water
- ✔ Ground rent £26 per annum rising in 2068 to £80
- ✔ One off street car parking space available on a 1st come basis
- ✔ Lease expires 23rd March 2107
- ✔ Chain Free