



## 14 Eton Hall, Eton College Road, NW3 2DW

**£600,000**

We are delighted to offer for sale this two double bedroom first floor flat situated within this popular and sought after 1930's purpose built block. The flat has two double bedrooms, kitchen, double aspect reception room, bathroom and an entrance/dining hall. The flat benefits from use of the communal gardens, two lifts and off street car parking is available on a first come basis. The service charge is £5180 per annum and includes the heating and hot water which is a huge benefit. The flat would benefit from updating however this could be done over a period of time. The flat benefits from newly installed double glazed sash windows. The property is situated only a short walk to Chalk Farm tube station (Northern Line) and if you scroll across Bridge Approach you are in Primrose Hill where there are a variety of boutique shops, restaurants and street cafes. Lease is 189 years from 25th March 1969 and expires 24th March 2158 so currently 134 years remaining. Ground rent is a peppercorn. Sole agent. Chain Free.

### Features

- ✓ Two double bedrooms
- ✓ Kitchen
- ✓ Double aspect reception room
- ✓ Bathroom
- ✓ Communal Gardens
- ✓ Entrance/dining hall
- ✓ Portage
- ✓ Two lifts
- ✓ Off street car parking on 1st come 1st served basis
- ✓ Service charge includes the heating



2 Bedroom



1  
Reception



1 Bathroom



OSP



Garden

and hot water

- ✓ Lease 134 years remaining
- ✓ Service charge £5180 per annum
- ✓ Ground rent nil
- ✓ Only a short walk to Chalk Farm tube station (Northern Line)