



90 Eton Rise, Eton College Road, NW3 2DB

£675,000

Please visit our web site to view the virtual tour. We are delighted to offer for sale this attractive 2 double bedroom flat situated on the second floor of this popular and sought after 1930's purpose built block. The flat comprises of two double bedrooms both with built in wardrobes, double aspect reception room, fitted kitchen, bathroom, and an entrance/dining hall. The flat also benefits from 2 lifts, portage, off street car parking on a 1st come basis and the heating and hot water are included in the service charge. The property is conveniently located only a short walk to Chalk Farm tube station (Northern line) and if you walk over Bridge Approach you are in Primrose Hill, with it's wide selection of street cafes, restaurants, and boutique shops as well as the famous Primrose Hill. The lease is 999 years from 25th March 1969, so it has 944 years remaining and the service charge is £4998.12 per annum (paid quarterly) and includes the heating and hot water which is a huge benefit. Sole agent, viewing highly recommended.

Features

- ✓ Two double bedrooms
- ✓ Double aspect Reception room
- ✓ Fitted kitchen
- ✓ Bathroom
- ✓ Entrance/dining hall
- ✓ Wood flooring
- ✓ Portage
- ✓ Service charge includes the heating and hot water
- ✓ 1st come 1st served off street car parking



2 Bedroom



1
Reception



1 Bathroom



OSP



Garden

- ✓ Communal gardens
- ✓ 2 Lifts
- ✓ Ground rent £36 it does not rise