



80 Eton Rise, Eton College Road, NW3 2DA

£700,000

We are delighted to offer for sale this attractive and tastefully presented two double bedroom flat situated on the first floor of this popular and sought after 1930's purpose built block. The flat comprises of two double bedrooms both with built in wardrobes, a modern fitted kitchen, double aspect reception room, stylish bathroom and an entrance/dining hall. The flat also benefits from two lifts, communal gardens, portorage, and one off street car parking space on a first come first served basis. The lease commenced 25th March 1982, for 999 years so there are 956 years remaining on the lease. The property is only a short walk to Chalk Farm tube station (Northern Line) and if you stroll across Bridge Approach you are in Primrose Hill, where there are a wide variety of boutique shops, street cafes and restaurants as well as the famous Primrose Hill park. Viewing highly recommended. Sole agent.

Features

- ✓ Two double bedrooms
- ✓ Modern fitted kitchen
- ✓ Double aspect reception room
- ✓ Bathroom
- ✓ Entrance/dining hall
- ✓ First floor flat
- ✓ Two lifts
- ✓ Communal gardens
- ✓ Portorage
- ✓ Service charge includes the heating and hot water



2 Bedroom

1
Reception

1 Bathroom

OSP

Garden

- ✓ Lease 956 years remaining
- ✓ Only a short walk to Chalk Farm tube station (Northern Line)
- ✓ Chain Free