



38 Eton Rise, Eton College Road, NW3 2DF

£700,000

Please visit our website to view the virtual tour www.naylius-mckenzie.co.uk. We are delighted to offer for sale this bright and attractive two double bedroom flat situated on the third floor of this popular and sought after 1930's purpose built block. The flat benefits from south west facing views over Eton College Road, and these flats rarely come onto the market as there are fewer of them within the development. The flat has two double bedrooms both with built in wardrobes, open plan fitted kitchen/dining hall, double aspect reception room, family bathroom, and laminate wood flooring in the principle rooms, the flat also benefits from the use of two lifts, communal gardens, portage, and one off street car parking space available on a first come basis. The service charge is £4,934.76 and includes the heating and hot water, there is no ground rent payable. The property is situated only a short walk to Chalk Farm tube station (Northern line) and if you stroll across Bridge Approach you will be in Primrose Hill, with its boutique shops, street cafes and restaurants and of course the famous

Features

- ✔ Two double bedrooms with built in wardrobes
- ✔ Open plan kitchen/dining hall
- ✔ Double aspect reception room overlooking Eton College Road
- ✔ Bathroom
- ✔ 2 lifts
- ✔ Communal gardens
- ✔ One off street car parking space on 1st come basis
- ✔ Portage

Primrose Hill park. Chain free, viewing highly recommended, Sole agent.



2 Bedroom



1
Reception



1 Bathroom



OSP



Garden

- ✔ Service charge includes the heating and hot water
- ✔ Lease 999 years from 25/3/1969 so 943 years remaining
- ✔ No ground rent
- ✔ Chain Free
- ✔ Laminate wood flooring in the principle rooms
- ✔ Two bedroom flats overlooking Eton College Road, rarely come onto the market as there are fewer of them within the development