



114 Eton Rise, Eton College Road, NW3 2DD

£700,000

We are delighted to offer for sale this bright two bedroom flat overlooking Eton College Road which has a southerly aspect. The flat is situated on the fourth floor of this popular and sought after 1930's purpose built block. The flat comprises of two bedrooms, fitted kitchen, reception room, modern bathroom, wood flooring throughout the principle rooms, and all rooms overlook Eton College Road. the flat also benefits from use of the communal gardens, off street car parking on a first come basis, 2 lifts and portorage. The property is conveniently situated only a short walk to Chalk Farm tube station (Northern line) and if you stroll across Brdige Approach you are in Primrose Hill, with its interesting boutique shops, street cafes and restaurants and of course the famous Primrose Hill park. The service charge is £4663.08 per annum and includes the heating and hot water. Viewing highly recommended. Sole agent.

Features

- ✓ Two bedrooms
- ✓ Fitted kitchen
- ✓ Reception room
- ✓ Bathroom
- ✓ Communal Gardens
- ✓ 2 Lifts
- ✓ Portorage
- ✓ Service charge includes the heating and hot water
- ✓ 1st come 1st served off street car parking



2 Bedroom



1
Reception



1 Bathroom



OSP



Garden

- ✔ Over looking Eton College Road
- ✔ Ground rent £20 per annum rising every 33 years to a maximum of £80
- ✔ Lease 125 years from 25th March 1982
- ✔ Chain Free