



## 44 Eton Place. Eton College Road, NW3 2BU

**£710,000**

We are delighted to offer for sale this stylish and tastefully presented two double bedroom flat with wood flooring throughout, situated on the fourth floor of this popular and sought after 1930's purpose built block. The flat benefits from two double bedrooms, a modern fully fitted & equipped kitchen, double aspect reception room, modern bathroom, and an entrance/dining hall. The block benefits from two lifts, communal gardens, portage and there is off street car parking on a 1st come basis. The property is within walking distance of Chalk Farm tube station (Northern Line), and only a short stroll across Bridge Approach takes you into Primrose Hill Village with it's wide variety of shops, street cafes and restaurant's, and in the opposite direction is Steele's Village with its local shops, restaurants & transport facilities. Viewing is highly recommended. Sole agent.

### Features

- ✓ Two double bedrooms
- ✓ Fully fitted & equipped kitchen
- ✓ Double aspect reception room
- ✓ Family bathroom
- ✓ 2 Lifts
- ✓ Communal Gardens
- ✓ Close to Chalk Farm tube station & shops
- ✓ Tastefully presented
- ✓ Lease 945 years remaining
- ✓ One of street car parking space on



2 Bedroom

1  
Reception

1 Bathroom

OSP

Garden

1st come basis