



38 Eton Hall, Eton College Road NW3 2DP

£725,000 pw

Two Double Bedroom Flat with South-Westerly Aspect and Views Over Eton College Road. We are delighted to offer for sale this well-proportioned two double bedroom flat, enjoying a desirable south-westerly aspect overlooking Eton College Road, flats overlooking Eton College Road, rarely come onto the market as there are fewer with this orientation, making this an excellent opportunity to acquire a flat in this sought-after location. The accommodation comprises two double bedrooms, both with built-in wardrobes, a fitted kitchen, double-aspect reception room, bathroom and a L-shaped entrance hall. Residents benefit from the use of the well-maintained communal gardens, portage, and two lifts. There is also one off-street car parking available on a first-come, first-served basis. The property is ideally situated within a short walk of Chalk Farm Underground Station (Northern Line). Alternatively, a pleasant stroll across Bridge Approach takes you into Primrose Hill, renowned for its village atmosphere, excellent selection of cafés and restaurants, boutique shops and, of course, the open spaces of

Features

- ✓ Two double bedroom flat with built in wardrobes
- ✓ Fitted kitchen
- ✓ Double aspect reception room overlooking Eton College Road
- ✓ Bathroom
- ✓ Laminate wood flooring
- ✓ One off street car parking space on a 1st come basis
- ✓ Communal gardens
- ✓ Portage

Primrose Hill itself. Lease: 999 years from 25th March 1969 – approximately 942 years remaining. Service Charge: £5,499.92 per annum, which includes heating and hot water, a contribution towards future maintenance, cleaning and lighting of the communal areas, gardening, portorage and buildings insurance. Sole Agent.

- ✔ Only a short walk to Chalk Farm tube station (Northern Line) & Primrose Hill
- ✔ Chain Free



2 Bedroom



1 Reception



1 Bathroom