



## Eton College Road NW3, Chalk Farm, NW3

Please visit our website to view the virtual tour [www.naylius-mckenzie.co.uk](http://www.naylius-mckenzie.co.uk)  
This attractive one bedroom flat is situated on the 2nd floor of this popular & sought after 1930's purpose built block. The flat affords one double bedroom with built in wardrobe, fitted kitchen, reception room & bathroom. The flat also benefits from use of two lifts & communal gardens, portorage, & the heating & hot water are included in the service charge, off street car parking on a 1st come basis. Chain Free.

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We are pleased to offer for sale this attractive one bedroom flat situated on the second floor of this popular and sought after 1930's purpose built block. The flat affords one double bedroom with built in wardrobe, fitted kitchen, reception room and bathroom. The flat also benefits from two lifts, use of communal gardens, portorage and the heating and hot water are included in the service charge, off street car parking is available on a first come basis, the property is located only a short walk to Chalk Farm tube station (Northern Line) and if you stroll over Bridge Approach this take you into Primrose Hill, where there are a wide variety of boutique shops, street cafes, restaurants and the famous Primrose Hill Park. Lease 999 years from 25th March 1969, so 943 years remaining. Chain Free. Sole agent.

**£485,000**

### Features

- ✓ One double bedroom with built in wardrobes
- ✓ Fitted kitchen
- ✓ Reception room
- ✓ Bathroom
- ✓ 2 lifts
- ✓ Communal gardens
- ✓ Portorage
- ✓ Only a short walk to Chalk Farm tube station (Northern line)



1 Bedroom



1 Reception



1 Bathroom



Residents car  
parking permit  
available to  
purchase from  
local authority



Communal  
Garden