



Eton College Road, Chalk Farm, NW3

We are delighted to offer for sale this bright and attractive one bedroom flat over looking Eton College Road, (south west facing) the flat is contained within this popular & sought after 1930's purpose built block. The flat affords a double bedroom, fitted kitchen, reception and bathroom, the flat also benefits from 2 lifts, portorage, use of communal gardens, one off street car parking on a first come basis. Only a short walk to Chalk Farm tube station (Northern line).

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 one bedroom flat over looking Eton College Road, the flat is contained within this popular and sought after 1930's purpose built block. The flat affords a double bedroom, fitted kitchen, reception and bathroom, the flat also benefits from 2 lifts, portorage, use of the communal gardens and one off street car parking on a first come basis. The property is conveniently located only a short walk to Chalk Farm tube station (Northern Line) and if you stroll across Bridge Approach you are in Primrose Hill with its wide variety of boutique shops, street cafes and restaurants as well as the famous Primrose Hill Park. The lease has 82 years remaining the cost of a 90 lease extension is £12,200 plus landlord's legal cost or an additional £1800 to extend to a 999 year lease, ground rent is £20 per annum. Viewing highly recommended. Sole

£500,000

Features

- ✓ One double bedroom
- ✓ Fitted kitchen
- ✓ Reception room
- ✓ Bathroom
- ✓ 2 lifts
- ✓ Communal gardens
- ✓ Portorage
- ✓ 1st come 1st served off street car parking

agent



1 Bedroom



1 Reception



1 Bathroom



Residents car
parking permit
available to
purchase from
local authority



Communal
Garden