



## Eton College Road, NW3, Chalk Farm, NW3

We are delighted to offer for sale this two double bedroom ground floor flat contained within this popular and sought after 1930's purpose built block. The flat has polished floorboards to the principle rooms, two double bedrooms, fitted kitchen, double aspect reception room, bathroom and an entrance/dining hall, which is a really useful additional space. The flat has use of the communal gardens, there is portorage and off street car parking is available on a first come first served basis.

Please visit our website to view the virtual tour [www.naylius-mckenzie.co.uk](http://www.naylius-mckenzie.co.uk) We are delighted to offer for sale this two double bedroom ground floor flat over looking Eton College Road and contained within this popular and sought after 1930's purpose built block. The flat has polished floorboards to the principle rooms, two double bedrooms, fitted kitchen, double aspect reception room, bathroom and an entrance/dining hall, which is a really useful additional space. The flat has use of the communal gardens, there is portorage and off street car parking is available on a first come first served basis. The property is situated only a short walk to Chalk Farm tube station (Northern line) and if you walk across Bridge Approach you are in Primrose Hill, with its wide selction of boutique shops, restaurants and street cafes as well as the famous Primrose Hill Park. The flat has a very long lease 944 years remaining, and the service charge includes the heating and hot water

**£650,000**

### Features

- ✓ Two double bedrooms
- ✓ Fitted kitchen
- ✓ Double aspect reception room
- ✓ Bathroom
- ✓ Communal gardens
- ✓ Wood flooring
- ✓ Portorage
- ✓ Off street car parking on a first come basis

which is a great benefit, service charge £4847.36 Viewing highly recommended. Sole agent.



2 Bedrooms



1 Reception



1 Bathroom



Residents car  
parking permit  
available to  
purchase from  
local authority



Communal  
Garden