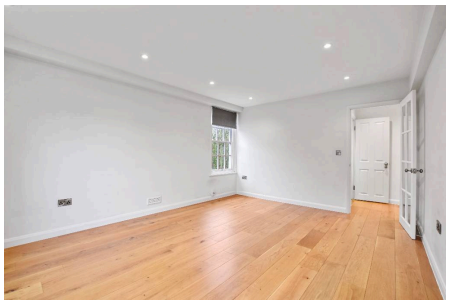

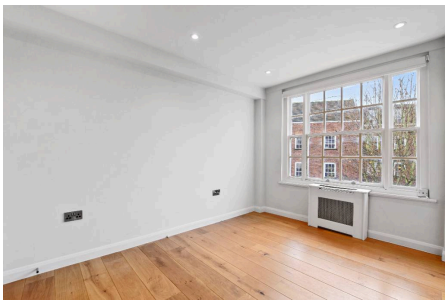

45 Eton Place, Eton College Road, NW3 2BU

£675,000

Visit our website to view the virtual tour. We are delighted to offer for sale this tastefully presented light and airy two double bedroom flat situated on the fourth floor of this popular and sought after 1930's purpose built block. The flat benefits from wood flooring and partially looks towards Eton College Road. The flat comprises of two double bedrooms both with fitted wardrobes, modern fitted and equipped kitchen, double aspect reception room, modern stylish bathroom and an unusually spacious entrance/dining hall. The flat also benefits from a long lease of 944 years remaining (Lease is 999 years from 25th March 1969 ground rent £40 rising every 33 years to a maximum of £80 per annum), 2 lifts, communal gardens, porterage and off street car parking is available on a first come first served basis, the heating and hot water are included in the service charge which is a huge benefit in the current climate.The property is situated only a short walk to Chalk Farm tube station (Northern Line), and if you stroll across Bridge Approach it takes you into Primrose Hill, where there are a wide variety of boutique shops,

Features

- Two double bedrooms
- Modern fitted kitchen
- Double aspect reception room
- Modern bathroom
- Wood flooring
- 2 lifts
- Communal gardens
- Off street car parking on a first come basis
- Only a short walk to Chalk Farm tube station (Northern line)

restaurants and street cafes as well as the famous park Primrose Hill. Viewing highly recommended. Chain Free. Sole agent.

- Heating & hot water is included in the service charge which is a huge benefit
- Chain Free

2 Bedroom | 1 Reception | 1 Bathroom | OSP | Garden