



Eton Place, London, NW3

£450,000 *Leasehold*



A lovely one-bedroom apartment situated on the ground floor of a popular, portered 1930s mansion block, conveniently located close to Chalk Farm Underground Station. The property benefits from a spacious reception room, separate kitchen, bathroom with a window, wood flooring throughout, and communal gardens. Ideally situated for Chalk Farm Underground Station on the Northern Line and across the footbridge from the fashionable shops, restaurants and cafes of Primrose Hill Village and the open spaces of Primrose Hill Park.



Winkworth Belsize Park

020 7483 7604 | belsizepark@winkworth.co.uk

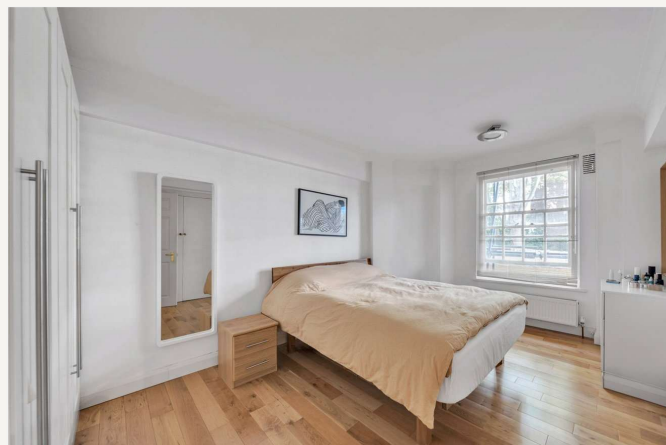
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KEY FEATURES

- Double Bedroom
- Spacious Reception Room
- Separate Kitchen
- Bathroom
- Wood Flooring Throughout
- Communal Gardens
- Porter



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 28/08/2158

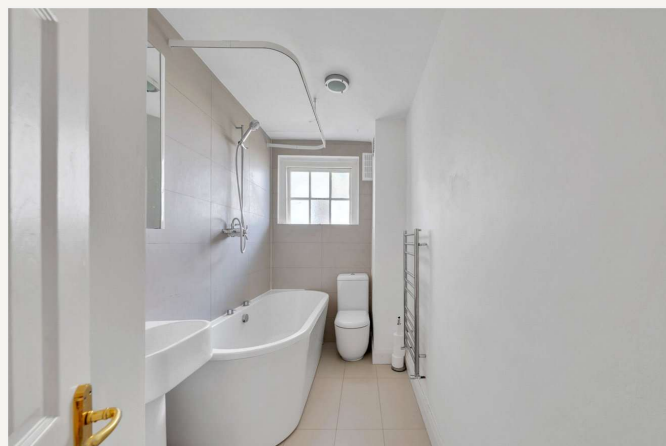
Service Charge: £4,400 per annum

Service Charge Note: Service Charge Includes: Central heating, hot water, porter service, first-come, first-served parking, building management fees, building insurance, sinking fund contributions, and maintenance of the communal gardens.

Ground Rent: £ 26 Annually (subject to increase)

Council Tax Band: C

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	71 C
39-54	E		
21-38	F		
1-20	G		

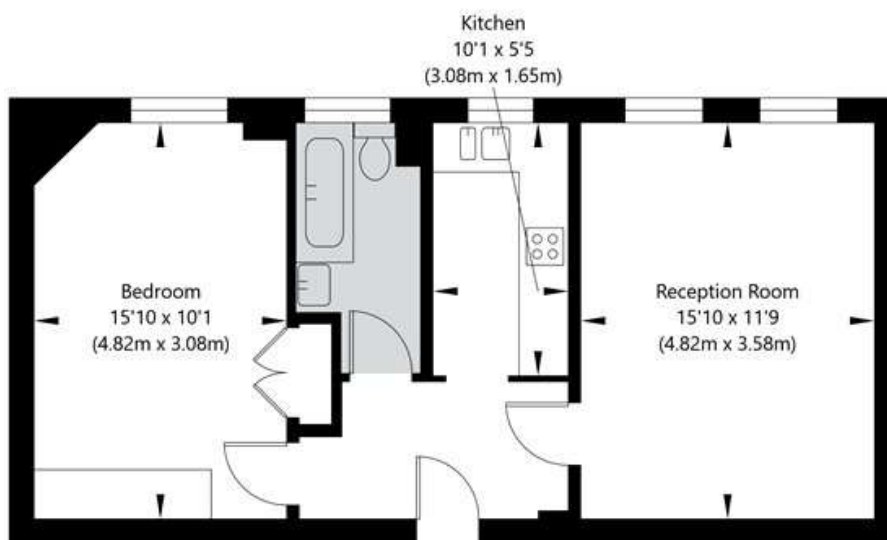
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BEL260052>

Eton Place, Eton College Road, London, NW3 2DS

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 49.36 SQ M / 531 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 49.36 SQ M / 531 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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