



Eton Hall, Belsize Park, London, NW3

£659,950 *Leasehold*

2  1  1 

A well-presented two-double-bedroom apartment located on the 4th floor of this popular, portered 1930s mansion block. The property comprises two bedrooms, a bright reception room with a flower balcony, a large open-plan kitchen with dining area, and a bathroom. Wood flooring throughout. Communal gardens and parking are available on a first-come, first-served basis.

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

Winkworth

for every step...



KEY FEATURES

- Two Double Bedrooms
- Bathroom
- Reception Room
- Flower Balcony
- Open-Plan Kitchen with Dining Area
- Wood Flooring Throughout
- Communal Gardens
- First-Come, First-Served Parking
- Porterage



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 25/03/2968

Service Charge: £4,432.60 per annum

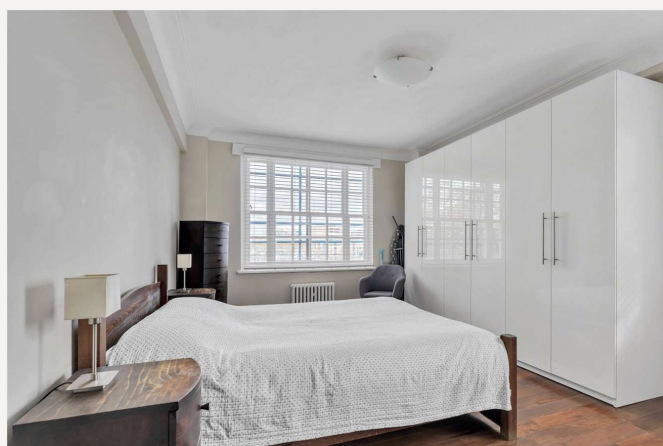
Service Charge Note: Includes 24/7 hot water and central heating from October to April, Porters, Cleaners, Gardeners

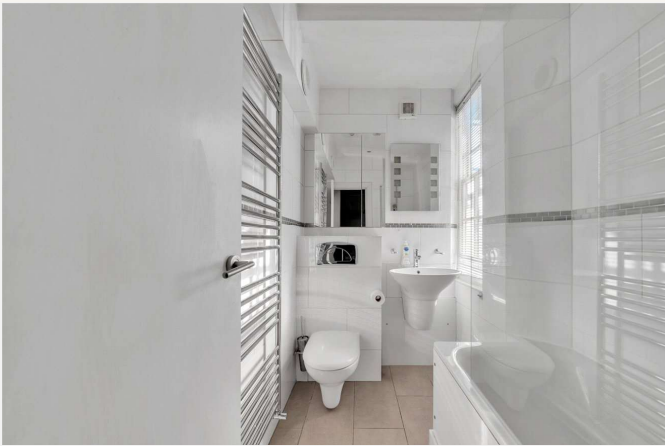
Reserve Fund: £1,067.32

Ground Rent: A Peppercorn

Council Tax Band: D

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

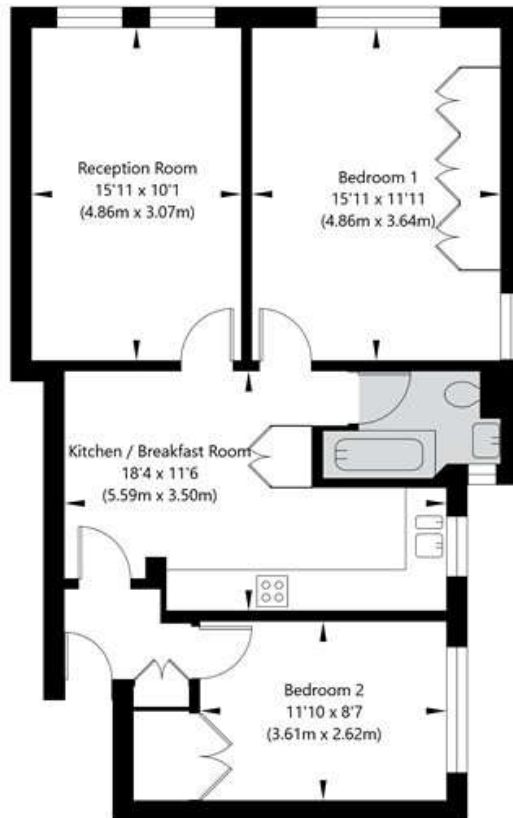
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD080033>

Eton Hall, Eton College Road, London, NW3 2DR

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 68.63 SQ M / 739 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 68.63 SQ M / 739 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

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.

Winkworth Belsize Park

020 7483 7604 | belsizepark@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.