



**ETON HALL, ETON COLLEGE ROAD, NW3 £550,000 SOLE AGENT** Subject to contract

A Bright and modern, one bedroom apartment set on the second floor of a well-maintained purpose-built portered block (0.1 miles) from Chalk Farm underground station. Eton Hall all is well located for the Northern line services of Chalk Farm and the pubs, shops and restaurants of Primrose Hill.

One Bedroom | One Bathroom | Communal Gardens | Porter | Heating and hot water included in Service charge | Separate Kitchen | Lift Access

[winkworth.co.uk/st-johns-wood](https://www.winkworth.co.uk/st-johns-wood)

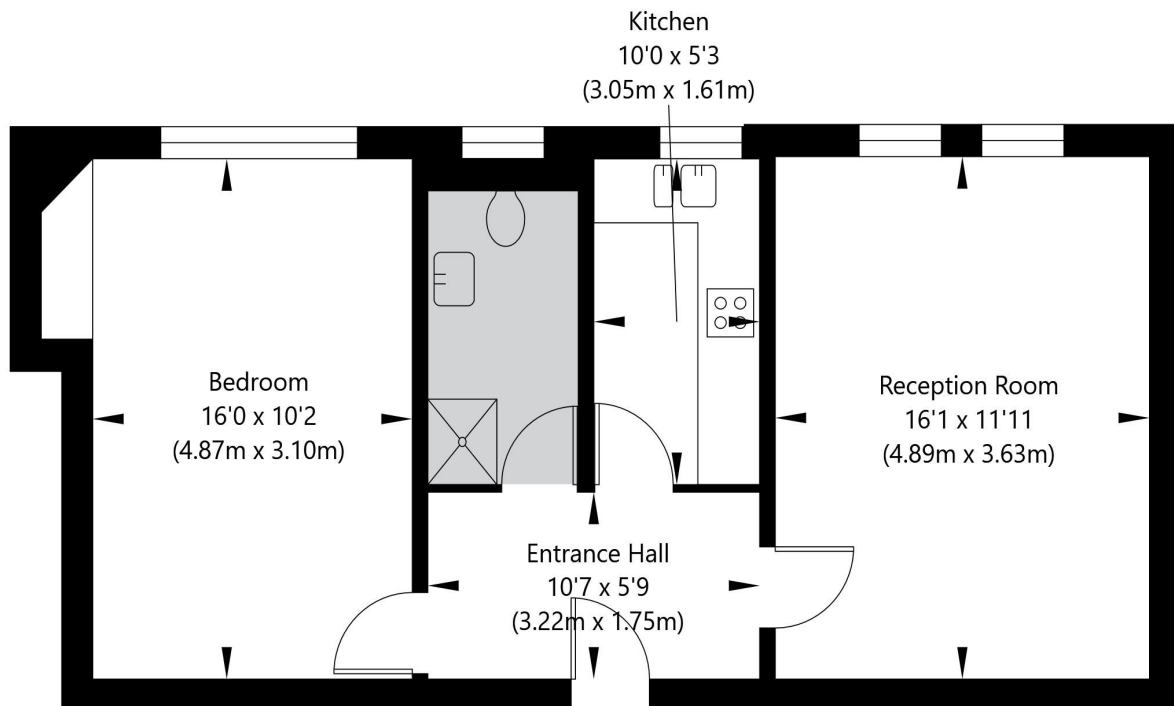
**Winkworth**

For every step...

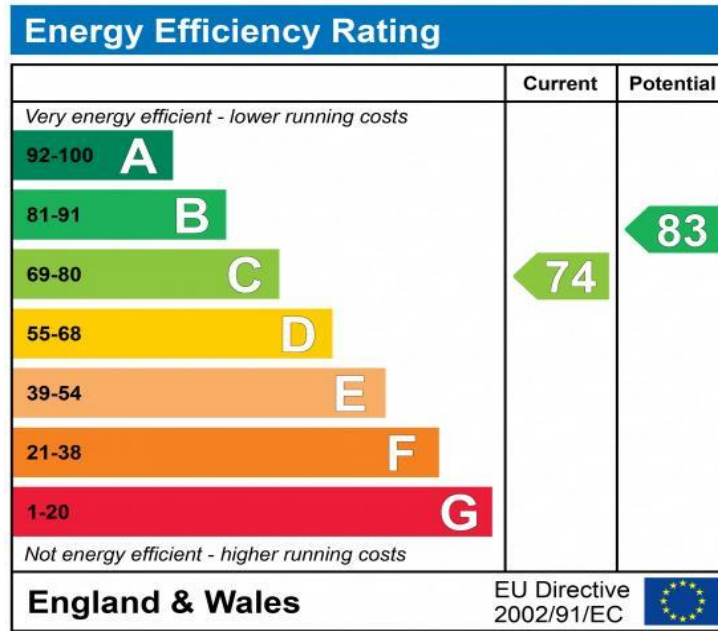


# Eton Hall, Eton College Road, NW3 2DP

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 50.84 SQ M / 547 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 50.84 SQ M / 547 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.



**Tenure:** Leasehold

**Term:** 25/03/1969 to 23/03/2107      **NOTES:**

**Service Charge:** £4,100 per annum

**Current Ground Rent:** A Peppercorn / No Ground Rent Applicable

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.

NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Winkworth nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested.

St John's Wood | 103-104 St John's Wood Terrace, London NW8 6PL  
020 7586 7001 | [stjohnswood@winkworth.co.uk](mailto:stjohnswood@winkworth.co.uk)



[winkworth.co.uk/st-johns-wood](http://winkworth.co.uk/st-johns-wood)

See things differently.