



ETON COURT

Eton Avenue
Belsize Park
NW3

Asking Price
£1,995,000

Sole Agent

PROPERTY VIDEO AVAILABLE

An excellent opportunity to acquire a newly renovated and beautifully presented 4 bedroom lateral apartment (187sq.m/2023sq.ft) situated on the garden level within this highly reputable purpose built mansion block.

ASTON CHASE

67-71 Park Road
Regent's Park
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020 7724 4724
enquiries@astonchase.com

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£1,995,000
Subject To Contract

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Share of Freehold

Service Charge: £13,500 P/A

Having been subject to a comprehensive refurbishment project using renowned interior designers Finch London, the apartment offers generous living accommodation with an abundance of natural light with high ceilings throughout. The building offers the benefit of porterage, a passenger lift and the apartment is sold with a Share of the Freehold.

Eton Court is located on Eton Avenue within close proximity to the various amenities and eateries of Belsize Park, the green open spaces of Primrose Hill and Swiss Cottage Underground Station (Jubilee Line).



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ACCOMMODATION

- Open Plan Reception/Dining/Kitchen Area
- Principle Bedroom with En-Suite Bathroom
- Bedroom 2 with En-Suite Bathroom
- Two Further Bedrooms
- Family Bathroom

AMENITIES

- Live in Porter
- Newly Renovated Throughout
- Ground Floor
- South Facing Reception

COUNCIL TAX: G

EPC RATING: C



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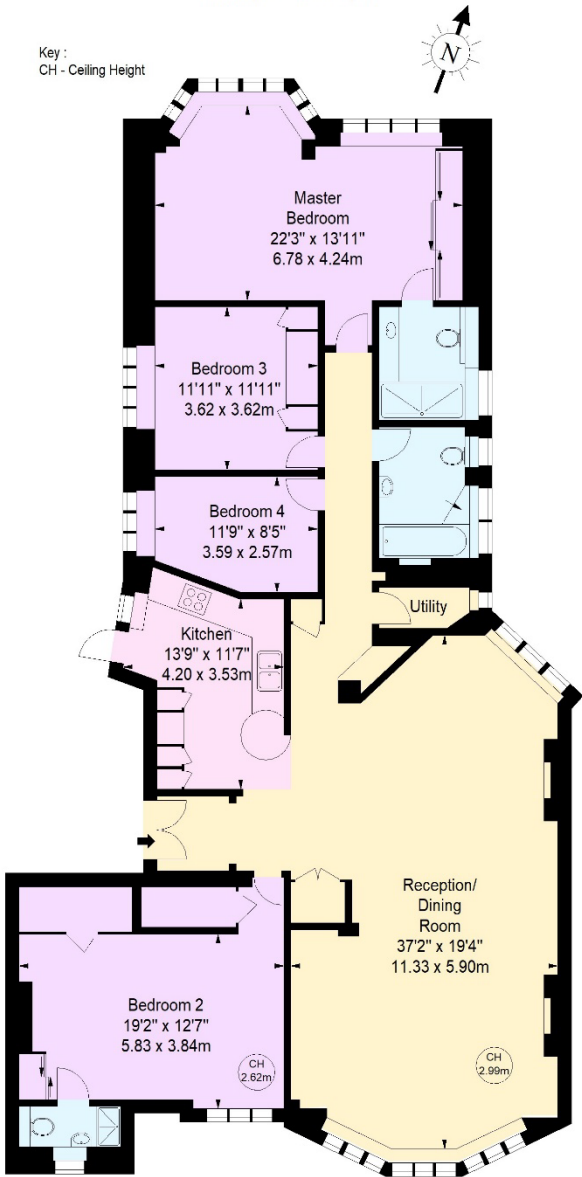
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Eton Court, NW3
Approximate gross internal area
2023 sq ft / 187.94 sq m



Garden Level

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Important Notice
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.