



# ETON AVENUE

BELSIZE PARK  
LONDON NW3

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A RARE OPPORTUNITY TO ACQUIRE AN IMPOSING FREEHOLD GRADE II LISTED RED BRICK DETACHED WILLIAM WILLETT & SON RESIDENCE C1900 WITH TILE-HUNG FIRST FLOOR, GABLED ROOFS WITH TALL SLAB CHIMNEY-STACKS, DORMERS AND PROJECTING TIMBER MODILLION EAVES CORNICE.

The property (659.13 sq m / 7,095 sq ft) is presently arranged as three self-contained apartments but with enormous potential to either reorganise and /or to substantially expand the existing accommodation.

Set back from the road behind a sweeping carriage drive the accommodation is predominately arranged over 3 floors only.

## GROUND FLOOR FLAT

(260.68 SQ M/2,806 SQ FT)

This exceptional lateral apartment benefits from exclusive use of the main entrance to the property and also includes the carriage drive albeit one space is presently demised to first floor flat.

The apartment also benefits from the original principal entertaining rooms of the house and provides spacious accommodation boasting period features and high ceilings in addition to enjoying direct access to and exclusive use of the rear garden.

### ACCOMMODATION

- Entrance Vestibule
- Reception Hall
- Drawing Room Intercommunicating with Dining Room
- Panelled Library/Sitting Room
- Study
- Kitchen/Breakfast Room
- Garden Room
- Principal Bedroom Suite comprising Walk In Dressing Room, En-Suite Bathroom and Adjoining Study
- Bedroom 2
- Further Bathroom
- Utility/Shower Room
- Guest Cloakroom

### AMENITIES

- Exclusive Use of Front Door to Residence
- Carriage Drive with Off-Street Parking for Several Cars
- Internal Courtyard
- 77.1 x 56.1 ft Rear Garden
- 2 Garden Sheds



















## FIRST FLOOR FLAT

(141.39 SQ M/1,522 SQ FT)

A light and spacious beautifully presented lateral apartment occupying the entire first floor of the building and benefitting from an allocated parking space for one vehicle on the carriage drive.

### ACCOMMODATION

- Entrance Hall
- Reception Room
- Playroom/Sitting Room
- Kitchen
- Principal Bedroom with En-Suite Shower Room
- 2 Further Bedrooms (1 with En-Suite Shower Room)
- Family Bathroom

### AMENITIES

- Romeo & Juliet Balcony accessible from Reception Room
- Private Off-Street Parking for 1 Vehicle











## SECOND AND THIRD FLOOR FLAT (167.41 SQ M/1,802 SQ FT)

An immaculate second and third floor two bedroom apartment providing light and spacious accommodation featuring an exceptional principal bedroom suite and a private Roof Terrace overlooking neighbouring gardens.

### ACCOMMODATION

- Entrance Hall
- Reception Room
- Kitchen/Breakfast Room
- Principal Bedroom with En-Suite Dressing Room & Bathroom
- 1 Further Bedroom
- 1 Further Bathroom

### AMENITIES

- Roof Terrace
- Extensive Eaves Storage









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GROSS TOTAL AREA OF THE ENTIRE BUILDING INCLUDING STAIRWELLS 659.13 sq m / 7,095 sq ft

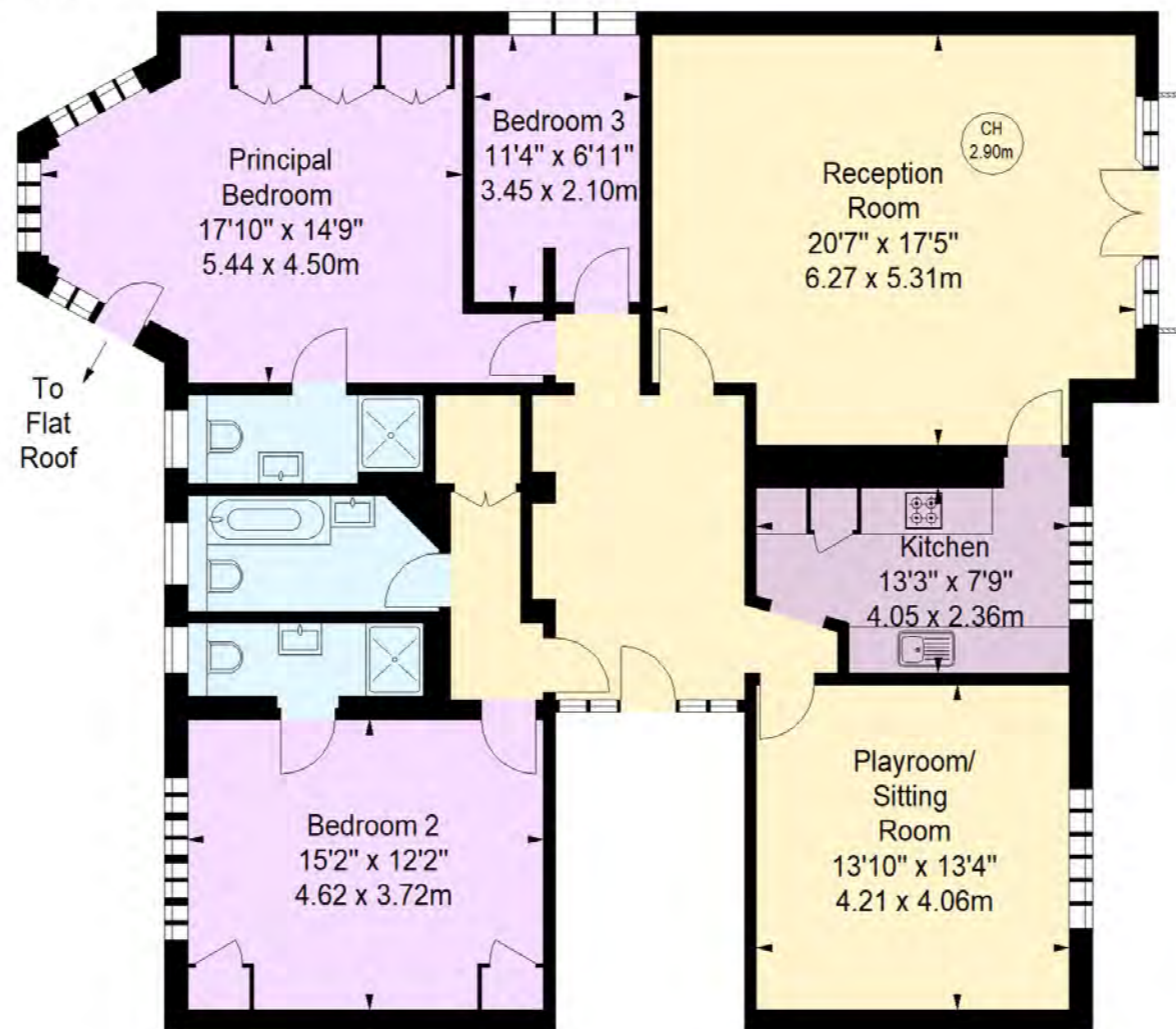


Key :  
CH - Ceiling Height



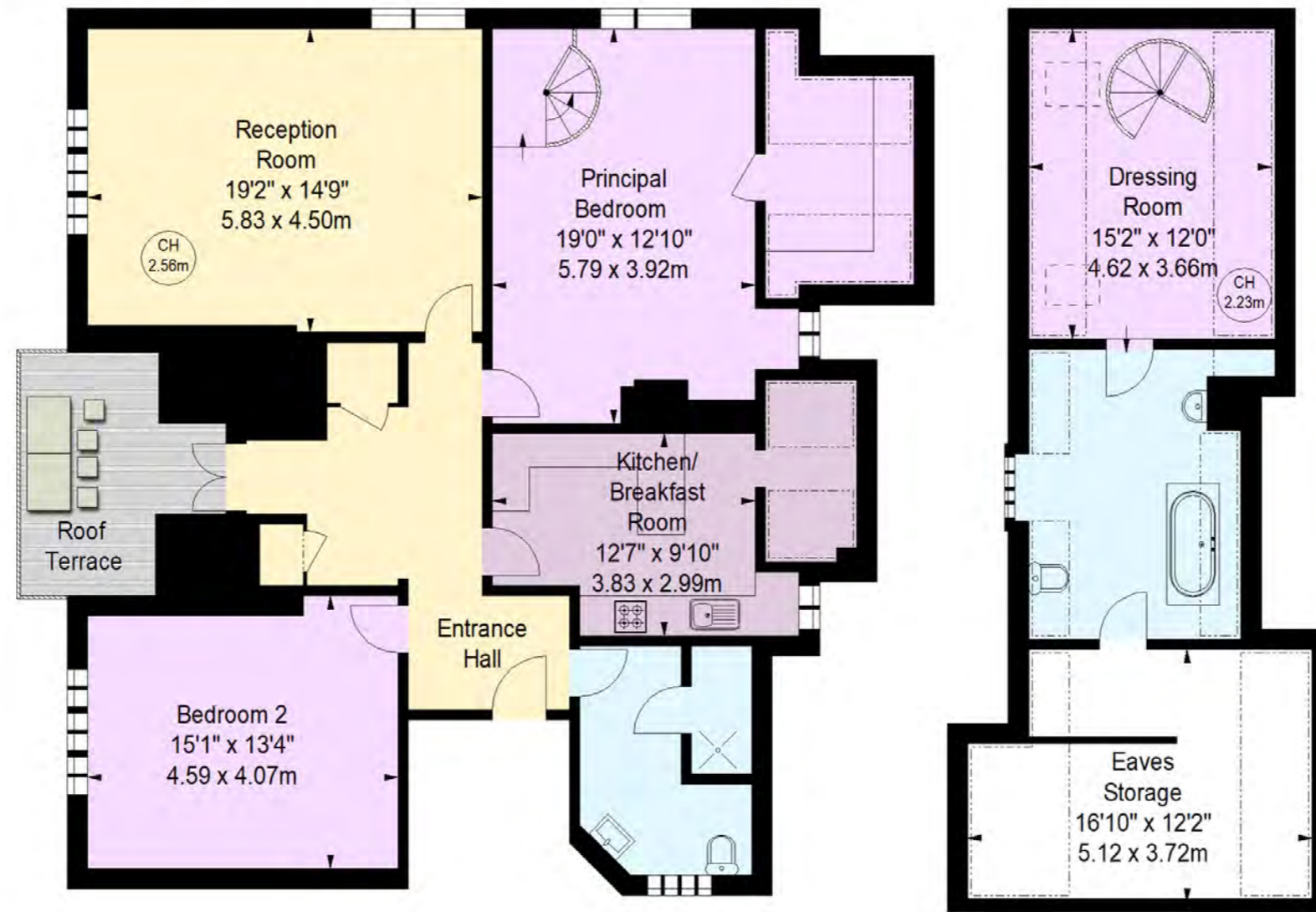
## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
260.68 sq m / 2,806 sq ft



FIRST FLOOR

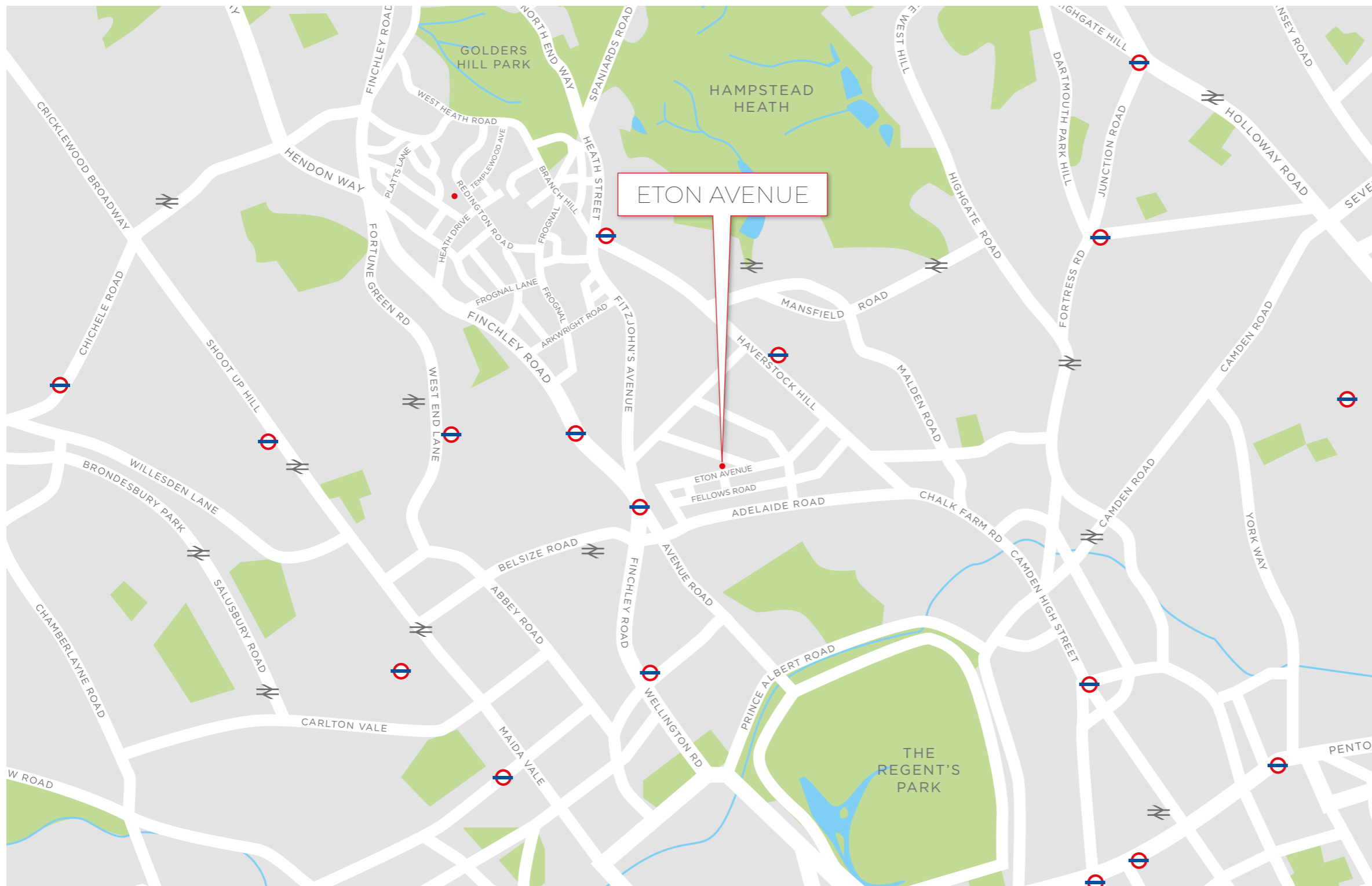
APPROXIMATE GROSS INTERNAL AREA  
141.39 sq m / 1,522 sq ft



SECOND FLOOR

THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA  
167.41 sq m / 1,802 sq ft



Eton Avenue is located just 0.2 miles from the diverse shops, cafes and restaurants of England's Lane and is also within 0.5 miles of both Swiss Cottage Underground Station (Jubilee Line) and Belsize Park Underground Station (Northern Line) as well as being in close proximity to the wide open spaces of Primrose Hill just 0.6 away.

Other local amenities include Hampstead Theatre, Swiss Cottage Leisure Centre, Swiss Cottage Library along with numerous outstanding school primary and secondary schools including Sarum Hall School, The Hall, South Hampstead High School, University College School Hampstead and The American School in London in nearby St John's Wood.

FREEHOLD

ASKING PRICE: £8,000,000

COUNCIL TAX: CAMDEN (BAND G)

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JOINT SOLE SELLING AGENTS

**FOXGREGORY**

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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.