



GROUND FLOOR  
APARTMENT

# ETON AVENUE

BELSIZE PARK

LONDON NW3

---

GROUND FLOOR APARTMENT

# ETON AVENUE

BELSIZE PARK

LONDON NW3

---

A RARE OPPORTUNITY TO ACQUIRE AN UNMODERNISED LATERAL APARTMENT (260.68 SQ M / 2,806 SQ FT) OCCUPYING THE ENTIRE GROUND FLOOR OF AN IMPOSING FREEHOLD GRADE II LISTED RED BRICK DETACHED WILLIAM WILLETT & SON RESIDENCE C1900, SET BACK FROM THE ROAD BEHIND A SWEEPING CARRIAGE DRIVE.

This exceptional unmodernised 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 the 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













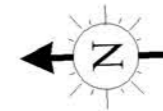


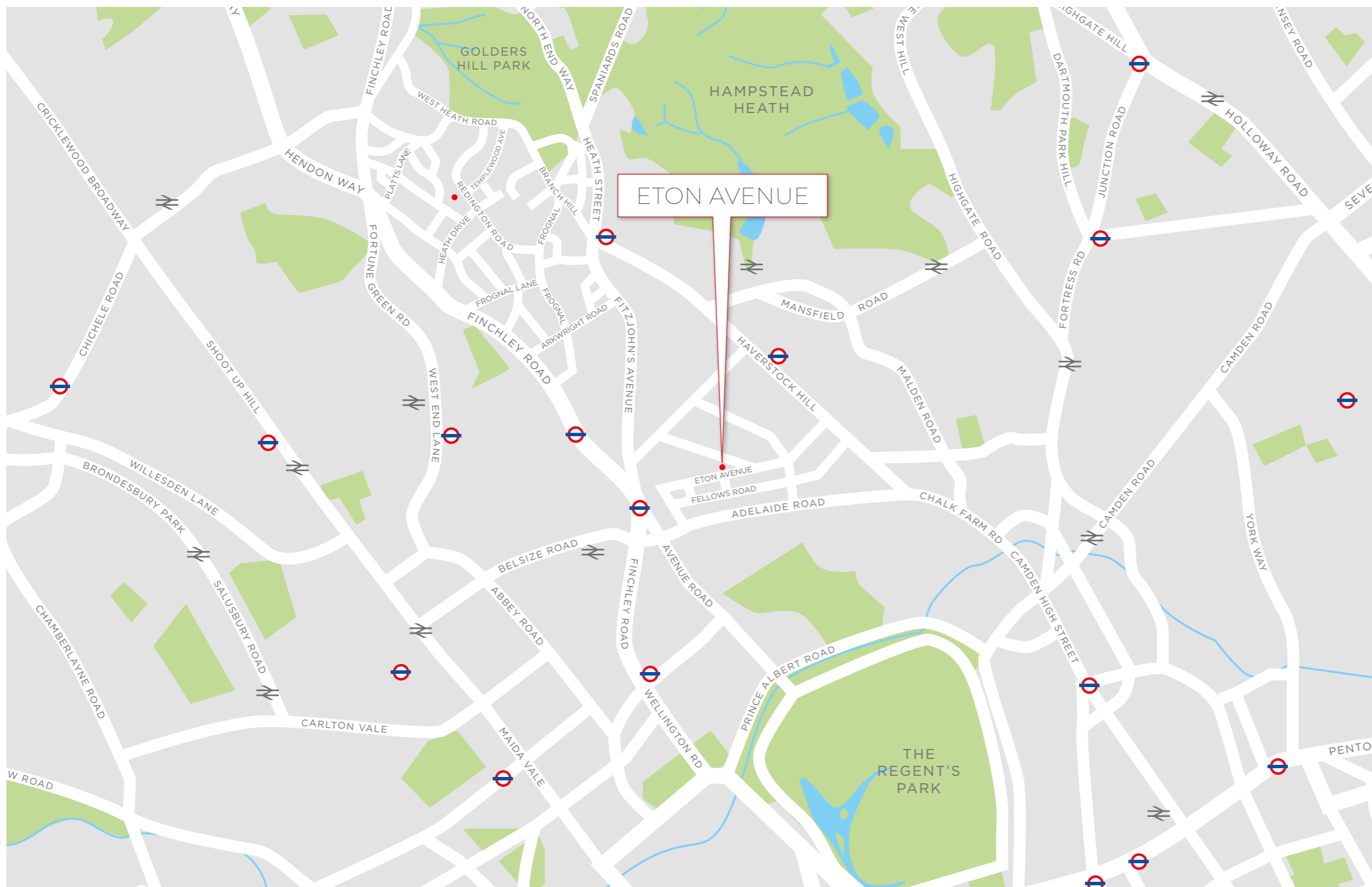


GROUND FLOOR FLAT  
**ETON AVENUE**  
 BELSIZE PARK LONDON NW3

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

Key :  
 CH - Ceiling Height





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**

Subject to the lessee of the first floor flat reserving the right to extend in order to create additional accommodation and/or a terrace.

**ASKING PRICE: £3,750,000**

**COUNCIL TAX: CAMDEN (BAND G)**

---

**JOINT SOLE SELLING AGENTS**

**FOXGREGORY**

enquiries@foxgregory.co.uk  
+44 (0) 20 7586 1500

**ASTON CHASE**

enquiries@astonchase.com  
+44 (0) 20 7724 4724

**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.