



ETON AVENUE

Belsize Park
London
NW3

Asking Price
£1,850,000

Sole Selling Agent

A light and spacious beautifully presented three bedroom lateral apartment (141.3 sq m/1,522 sq ft) occupying the entire first floor of this imposing Grade II Listed detached residence.

The flat also benefits from an allocated parking space for one vehicle on the carriage drive and there is existing freeholders consent to create a roof terrace to the rear of the apartment albeit this would still be subject to Local Authority and Listed Building consent.

ASTON CHASE

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Subject To Contract

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Leasehold 999 Years
Ground Rent: Peppercorn
Service Charge: 30% of the
running costs of the building
currently equating to approximately
£2,100 per annum.

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.



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ACCOMMODATION

- Entrance Hall
- Reception Room
- Kitchen
- Principal Bedroom with En-Suite Shower Room
- Bedroom 2 with En-Suite
- Bedroom 3/Playroom
- Nursery/Study
- Family Bathroom

AMENITIES

- Romeo & Juliet Balcony accessible from Reception Room
- Proposed Roof Terrace (as shown on floor plan) subject to Local Authority and English Heritage consent
- Private Off-Street Parking for One Vehicle

COUNCIL TAX: G



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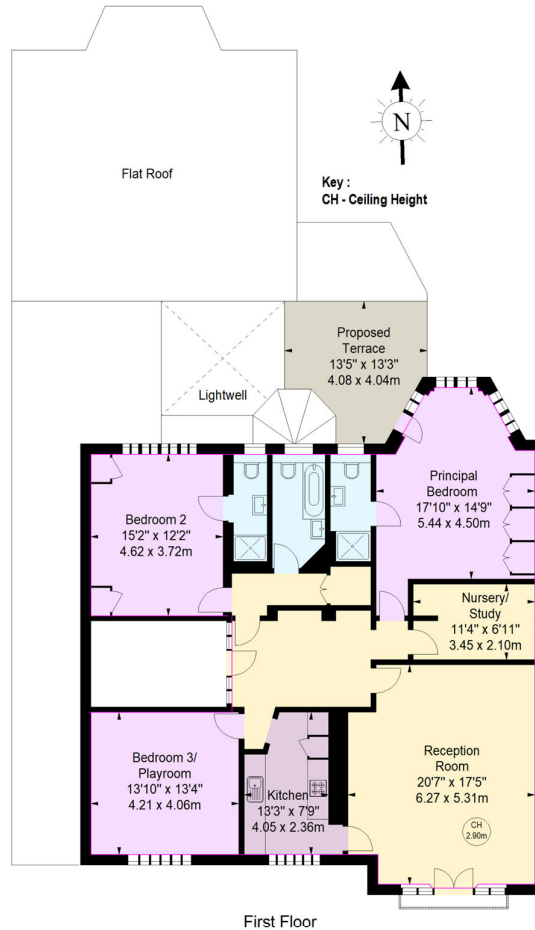


ASTON CHASE

Eton Avenue, NW3

Approximate gross internal area

141.39 sq m / 1522 sq ft



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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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.