

39, ETON AVENUE, LONDON NW3 3EP



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Accessed via its own private entrance, a spacious duplex apartment arranged over 1,423sqft / 132.2sqm on the raised ground and garden levels of a handsome detached Grade II Listed period building and located in the heart of Belsize Park. This apartment benefits from high ceilings on the raised ground floor and a 26ft living room and large kitchen breakfast room on the lower floor with direct access to a private 75ft south-facing patio and garden.

Eton Avenue is located just 350m from England's Lane with its local shops and cafes, within 900m of Belsize Park Underground Station (Northern Line) and only 500m from Swiss Cottage Underground Station (Jubilee Line). The open spaces of Primrose Hill are within 900m.

• 3 BEDROOMS • 2 BATHROOMS • RECEPTION ROOM • KITCHEN/DINER • GUEST
CLOAKROOM • PRIVATE SOUTH FACING GARDEN • RESIDENTS PARKING PERMITS • CAMDEN COUNCIL
TAX • OWN ENTRANCE

EPC Rating: D Council Tax Band: G

Leasehold - Share of Freehold

GUIDE PRICE £1,795,000

Service Charge: £3,500 per annum

Current Ground Rent: Peppercorn

Lease Length: 971 years remaining

IMPORTANT NOTICE These particulars are issued for guidance only. They are intended to give a fair overall description of the property and not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only

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Eton Avenue

Approx. Gross Internal Area 1423 Sq Ft - 132.20 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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