

ETON AVENUE, LONDON NW3 3HJ



ETON COURT, ETON AVENUE, LONDON NW3 3HJ

Recently refurbished to an extremely high standard and comprising 1,852sq ft. (172 sqm), is this fantastic lateral flat situated on one of the most sought-after roads in Belsize Park. Found on Eton Avenue in Eton Court, this beautiful apartment consists of a large 507sq ft. (47 sqm) principal bedroom with separate dressing area and small balcony, second bedroom with fitted wardrobes and a small balcony, two beautiful modern bathrooms, an exceptionally large L shaped reception room with separate lounge and dining areas and a stylish open plan kitchen with built in breakfast bar and there is also a small utility room off of the hall way. Available now either furnished or unfurnished.

Belsize Park Station (Northern Line) and High Street is just a short walk of half a mile and Swiss Cottage Station (Jubilee Line) is only 0.2 miles

- LARGE OPEN PLAN LIVING • TWO DOUBLE BEDROOMS • TWO BATHROOMS • GOOD SIZE MODERN INTEGRATED KITCHEN • SHORT WALK TO BOTH SWISS COTTAGE AND BELSIZE PARK STATIONS

EPC Rating: D Council Tax Band: G

£1,600 PER WEEK

FURNISHED/UNFURNISHED

TENANTS FEES: As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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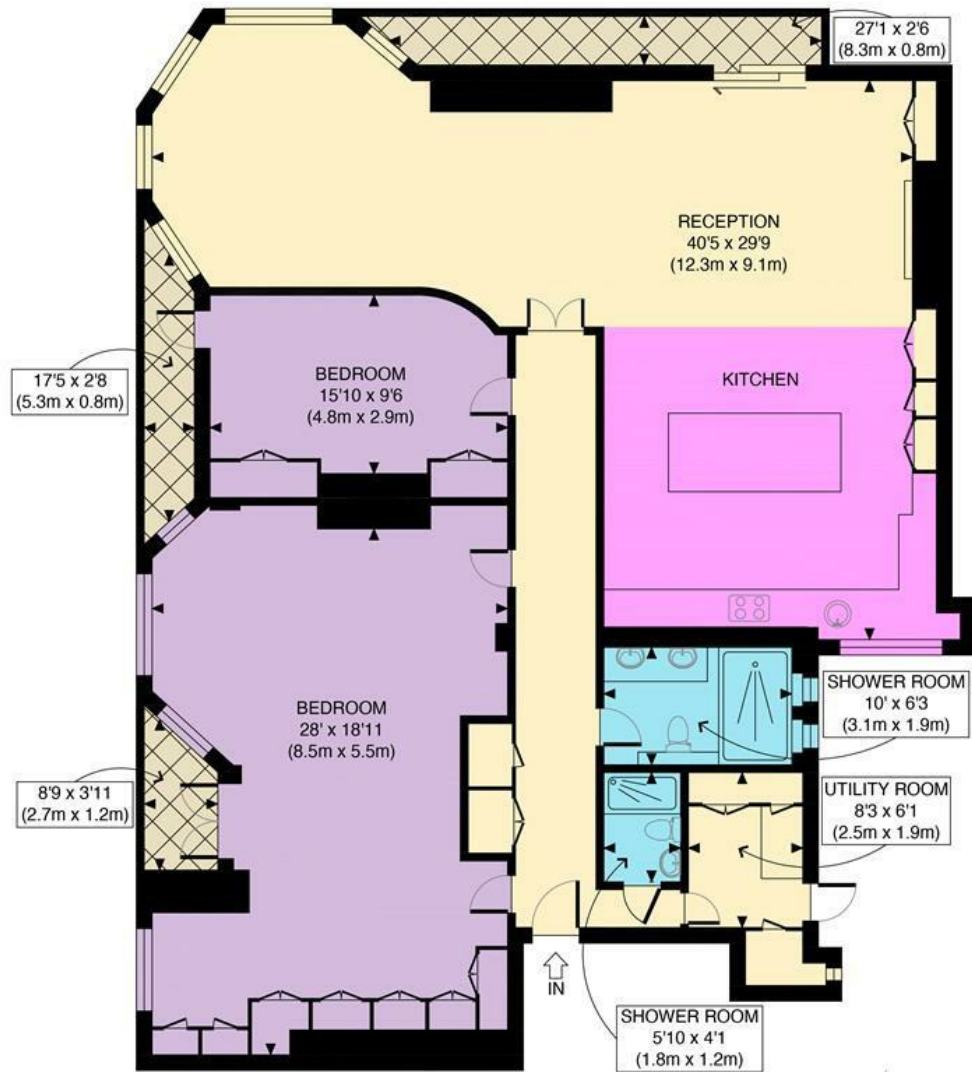












FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 1852 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 1852 SQ FT / 172 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
Eton Court	date 22/03/24