



ETON AVENUE, BELSIZE PARK, NW3 3EL

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A fantastic interior designed garden flat situated on one of the most sought after roads in Belsize Park. Located a very short walk to the ever popular Englands Lane and very close proximity to Primrose Hill High Street with its boutique shops and cafes and also the Park. Comprising an open plan reception room and kitchen with fully integrated appliances and white stone work tops and breakfast bar, large bedroom with ensuite shower room and large fitted wardrobes, and a separate guest cloakroom. The flat also benefits from a private garden with patio. Available immediately either furnished or unfurnished.

Belsize Park Station (Northern Line) and shops is only 0.5 miles away and Swiss Cottage Station (Jubilee Line) is only 0.5 miles away.

- PRIVATE GARDEN • OWN PRIVATE ENTRANCE • FULLY INTEGRATED KITCHEN WITH STONE WORKTOPS • FITTED WARDROBES • SEPERATE GUEST CLOAKROOM

EPC Rating: D Council Tax Band: C

**£675 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.

















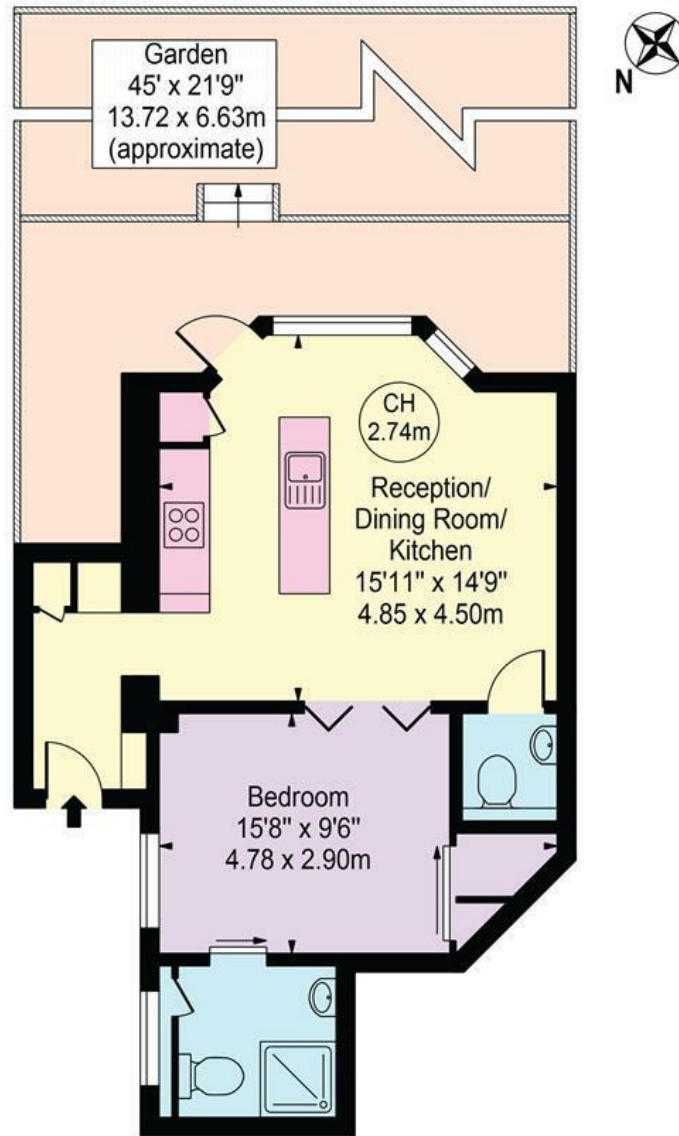






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Approx. Gross Internal Area 448 Sq Ft - 41.62 Sq M



Garden Level

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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