



3 BEDROOM APARTMENT WITH PRIVATE SOUTH FACING GARDEN
ETON AVENUE, BELSIZE PARK, LONDON, NW3

ARLINGTON
RESIDENTIAL

ACCOMMODATION AND AMENITIES

- Private Entrance on the Lower Floor
- Main Bedroom with Ensuite Bathroom
- 2 Further Bedrooms
- Further Bathroom
- 26ft Living Room
- 15ft Kitchen Breakfast Room
- Guest Cloakroom
- 75ft Private South Facing Rear Garden and Patio

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.

EPC Rating - D

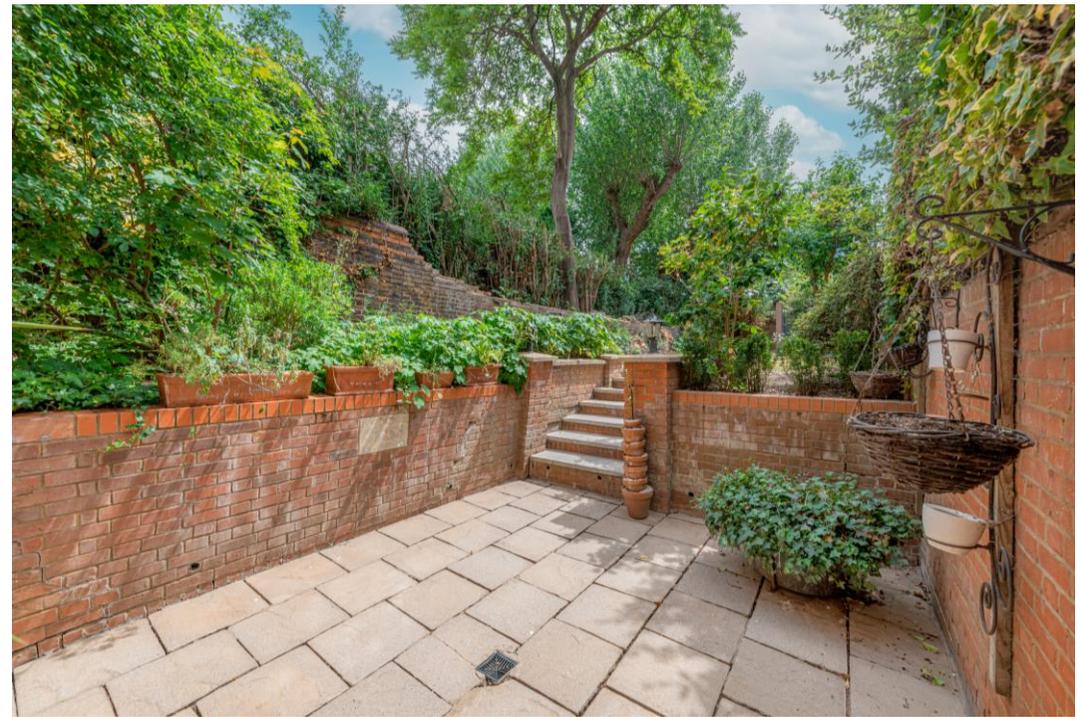
GUIDE PRICE £1,795,000 Subject To Contract

LEASEHOLD: 971 Years Remaining
+ Share of Freehold
SERVICE CHARGE: approx £3,500 p.a.
GROUND RENT: Peppercorn
COUNCIL TAX: Camden/G

SOLE SELLING AGENTS







Eton Avenue

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



Ground Floor
(687 Sq Ft - 63.82 Sq M)

First Floor
(736 Sq Ft - 68.38 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. 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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