



Eton Place, Belsize Park **NW3**



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A bright one bedroom top floor apartment set within a popular purpose built block with lift access and a porter located between Belsize Park and Chalk Farm.

Offering 480 sq ft of internal accommodation, this apartment comprises a good sized reception room, separate kitchen, double bedroom with built in wardrobes and family bathroom. Additional benefits include first come, first serve parking as well as permit parking locally.

Eton College Road is located 0.2 miles from Chalk Farm Underground Station (Northern Line) and 0.9 miles from Swiss Cottage Underground Station (Jubilee Line). The amenities on England's Lane and Primrose Hill are within walking distance.



Guide price: £490,000

Tenure: Leasehold: approximately 135 years remaining

Service charge: £3,200 per annum, please note that we have been unable to confirm the date of the next review for the service charge and ground rent. You should ensure that you or your advisors make your own inquiries.

Ground rent: £26 per annum

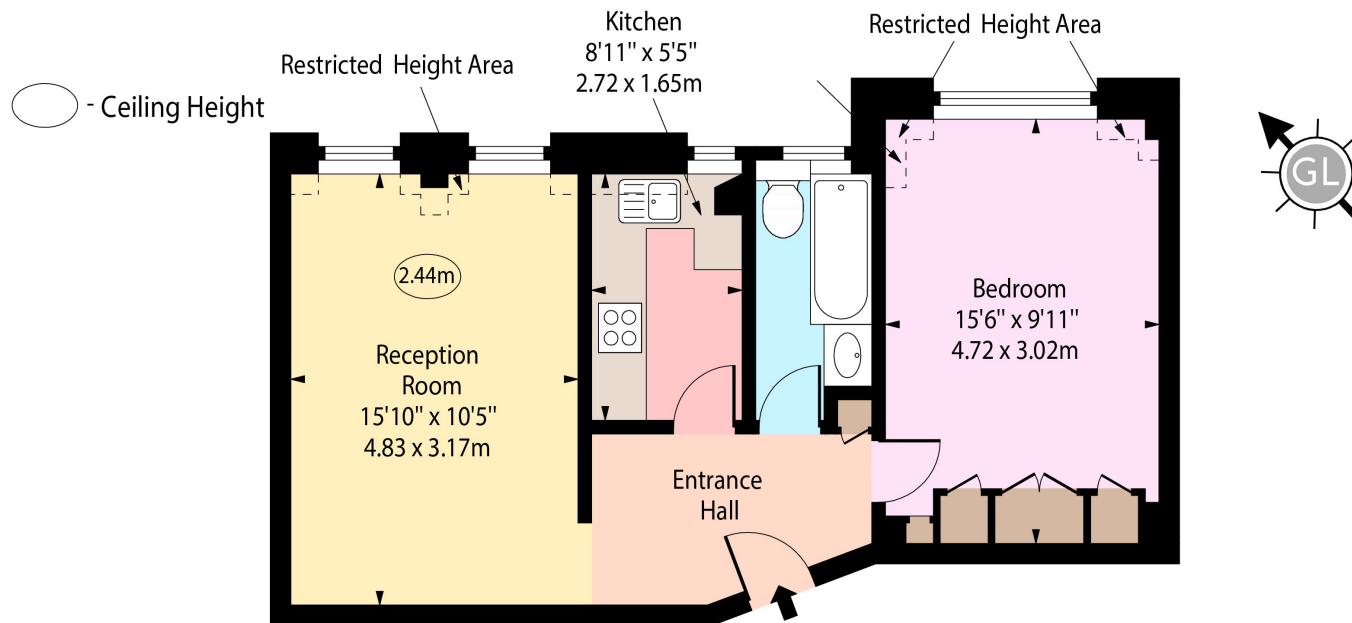
Local authority: London Borough of Camden

Council tax band: C





Eton Place, Eton College Road, NW3



Sixth Floor

Approx Gross Internal Area 480 Sq Ft - 44.59 Sq M

Approx. Floor Area Including Restricted Heights 492 Sq Ft - 45.71 Sq M

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

I would be delighted to tell you more
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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