



Eton Avenue, Belsize Park. NW3
Offers in Excess of £1,000,000

Share of Freehold

A beautiful two double bedroom duplex apartment with lift entrance, arranged over the first and second floor of a red brick period property comprising approximately 979 sq ft / 90.95 sq m. The property benefits from access to basement storage and well-maintained communal gardens and comprises: on the first floor, a bright reception diner with wood flooring, neutral décor and direct access to a private balcony, a separate modern eat in kitchen and guest wc. The upper floor, accessed via spiral staircase, comprises: principal bedroom with en-suite bathroom, fitted wardrobes, second double bedroom and family shower room. Eton Avenue is a primary road in Belsize Park well placed for easy access to Swiss Cottage Underground station (Jubilee Line) and all the restaurants and cafes of Englands Lane and Primrose Hill. Tenure Share of Freehold - 79 years from 29 September 1981 with overriding lease of 999 years from 29 September 1981. Annual service charge £5,457 per annum. EPC Rating- Band C. Council tax- Band F (approx. £2744 per annum). Street parking by way of resident's permit (current cost can be found on the Camden website). Utilities- Electricity/ Gas/ Water/ Sewerage- mains provider. Ofcom details as 5G from EE, Three, O2 and Vodafone. Broadband – Ofcom details standard, super and ultrafast coverage via Virgin media, Openreach or G network. Accessibility; lift to flat, communal stairs to first floor entrance, spiral staircase within the flat to 2nd floor.



Duplex apartment

Balcony & Communal Gardens

Lift

Close to Tube

Set over two floors

Approx 979 sq ft (90.95 sq m)

Neutral décor

Reception Room

19' 9" x 12' 0" (6.02m x 3.65m)

Wood floors, door to balcony

Kitchen

11' 9" x 11' 3" (3.58m x 3.43m)

Eat-in, fully fitted with all appliances

Bedroom 1

13' 9" x 12' 0" (4.19m x 3.65m)

Fitted wardrobes, door to en suite bathroom

En Suite Bathroom

Modern three piece suite with shower attachment

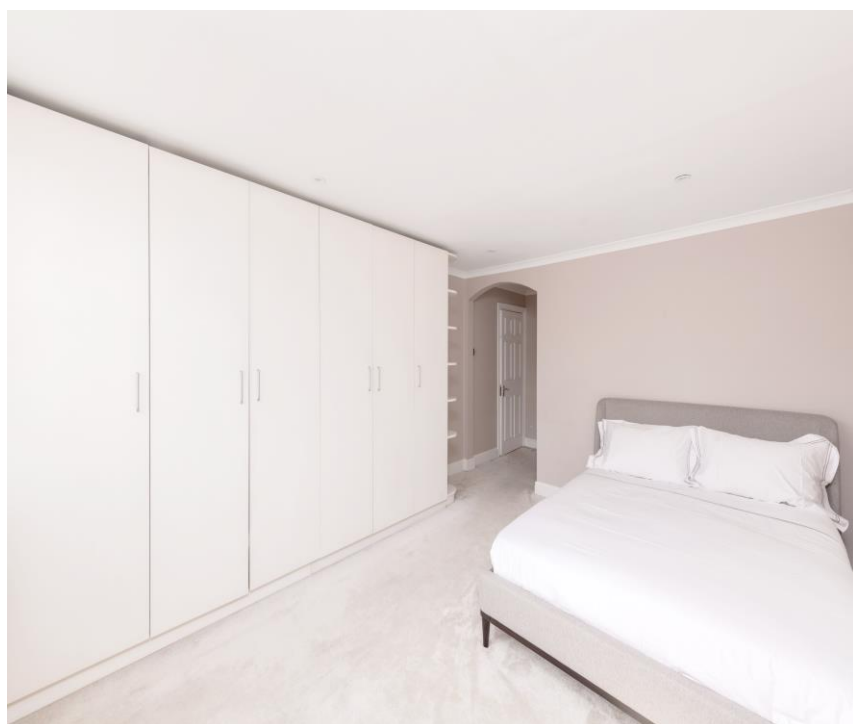
Bedroom 2

11' 9" x 11' 3" (3.58m x 3.43m)

Fitted wardrobes

Family Shower Room

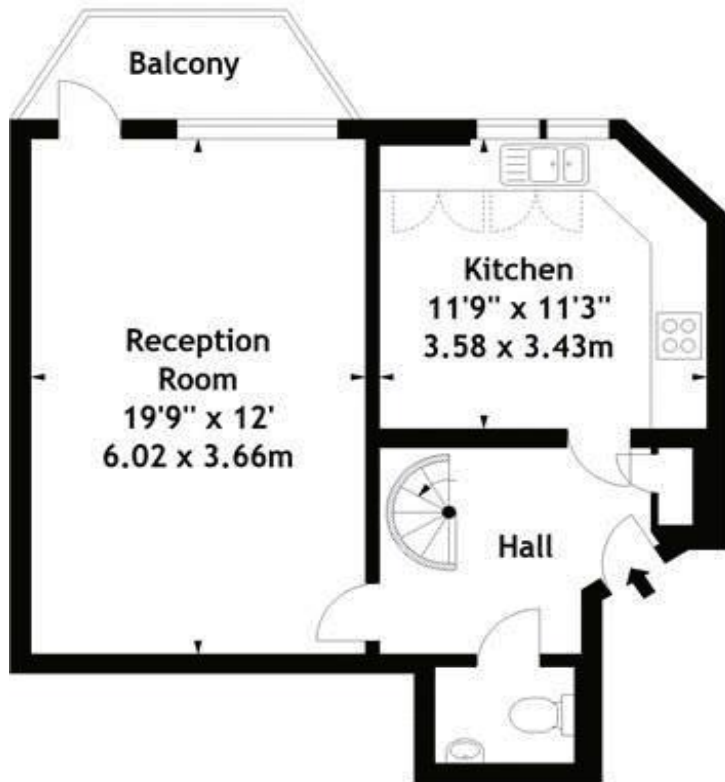
Shower cubicle, low level WC and sink





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Eton Avenue, NW3
Approx. Gross Internal Area
979 Sq Ft - 90.95 Sq M



First Floor



Second Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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Photographs * Floorplans * Virtual Tours
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