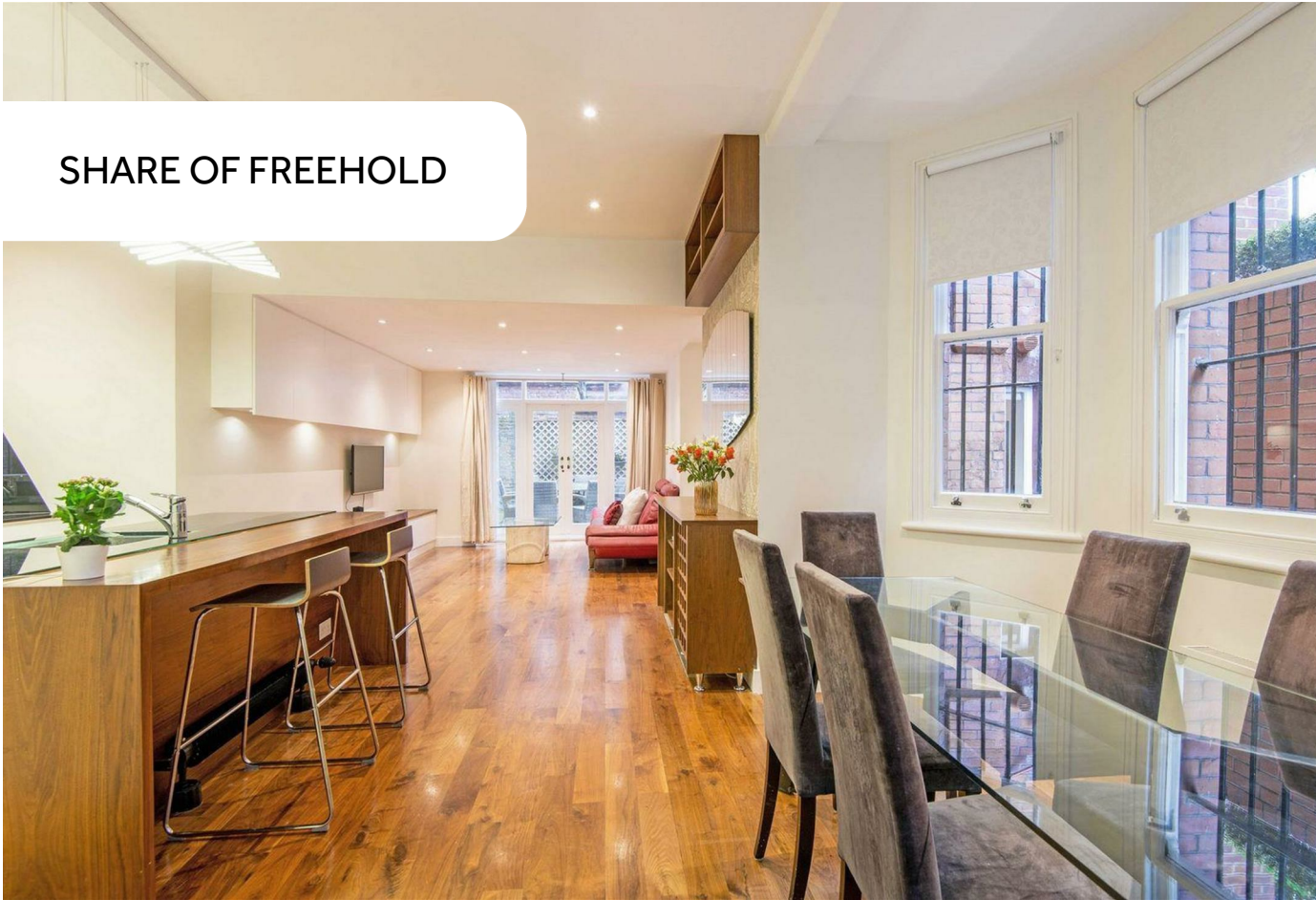


SHARE OF FREEHOLD



Apartment

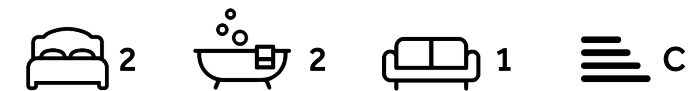
ETON AVENUE, BELSIZE PARK, LONDON, NW3 3ET

Asking price

£1,095,000

FEATURES

- Private Garden
- 2 Bedrooms
- Spacious Reception Room
- Permit Parking
- Private Entrance
- 2 Bathrooms
- Fully Fitted Kitchen



ADN
RESIDENTIAL

2 Bedroom Apartment located in London

Tucked away on a peaceful, tree-lined street in the centre of Belsize Park, this attractive two-bedroom, two-bathroom garden flat offers a wonderful blend of space, comfort and character.

The home has its own private side entrance and opens into a generous, light-filled living space with high ceilings and French doors leading directly to a secluded garden. The main bedroom feels bright and spacious, featuring a skylight, walk-in wardrobe and full-height fitted storage. The second bedroom—currently arranged as a home office—benefits from its own bathroom and can easily serve as a children's room or welcoming guest space.

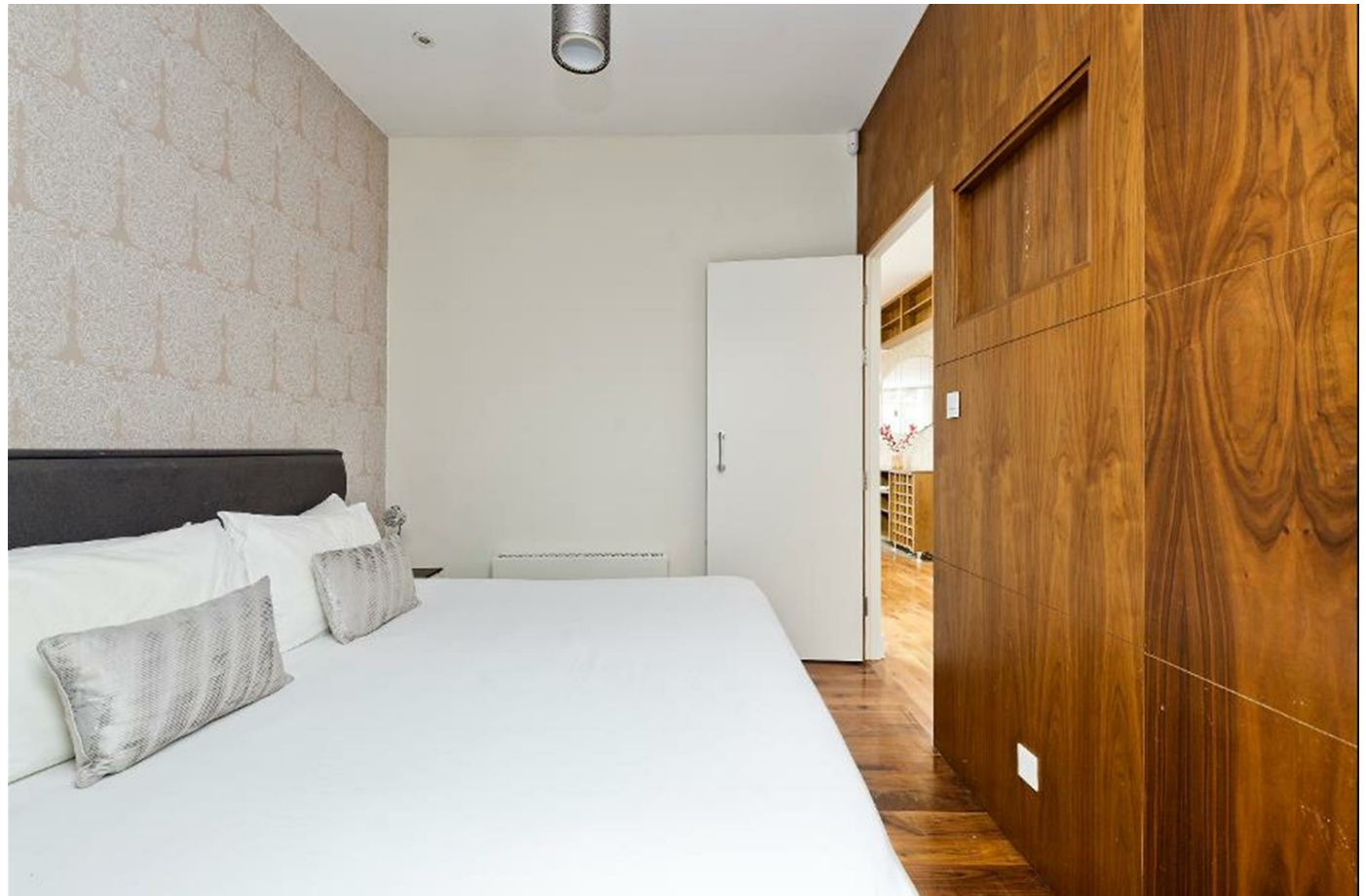
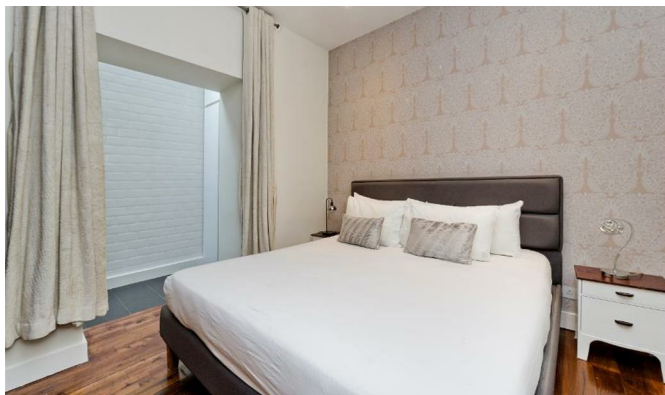
Thoughtful design ensures excellent storage throughout, including built-in cabinetry, a dedicated laundry area, and room for a wine fridge, all contributing to a highly functional layout.

Positioned within a well-kept period building, this is a cherished home in an enviable neighbourhood.

Eton Avenue is ideally located just moments from the shops, cafés and transport options of Belsize Park, with Swiss Cottage station only 3 minutes away and Belsize Park underground station a 10-minute walk.



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www.adnresidential.co.uk

Eton Avenue

Approximate Gross Internal Area = 911 sq ft / 84.7 sq m



Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	77
EU Directive 2002/91/EC		



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

