



A RARE OPPORTUNITY TO ACQUIRE AN IMPOSING FREEHOLD GRADE II LISTED RED BRICK

DETACHED WILLIAM WILLETT & SON RESIDENCE C1900 WITH TILE-HUNG FIRST FLOOR, GABLED ROOFS WITH TALL SLAB CHIMNEY-STACKS, DORMERS AND PROJECTING TIMBER MODILLION EAVES CORNICE.

The property (569.48 sq m/6,130 sq ft) is presently arranged as three self-contained apartments but with enormous potential to either reorganise and /or to substantially expand the existing accommodation.

Set back from the road behind a sweeping carriage drive the accommodation is predominately arranged over 3 floors only.

Joint Agency. Clients Only

Eton Avenue

NW3 3HL

£8,000,000

Subject to Contract

# FOXGREGORY



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## ETON AVENUE

BELSIZE PARK LONDON NW3

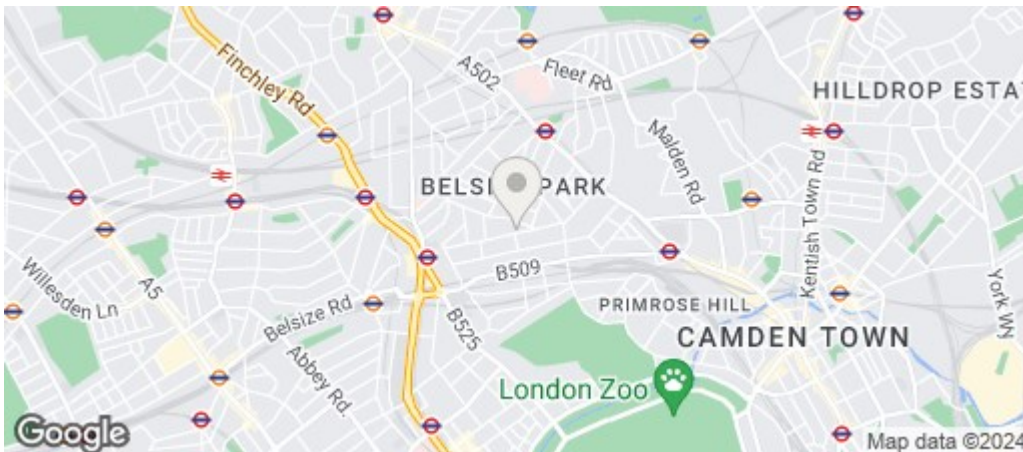
GROSS TOTAL AREA OF THE ENTIRE BUILDING INCLUDING STAIRWELLS 659.13 sq m / 7,095 sq ft

Key:  
CH - Ceiling Height



### GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
260.68 sq m / 2,806 sq ft



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