



This exceptional unmodernised 3 bedroom garden flat sits within this most attractive detached property. It benefits from exclusive use of the main entrance to the property and also includes the carriage drive albeit one space is presently demised to the first floor flat.

The apartment also benefits from the original principle entertaining rooms of the house and provides spacious accommodation boasting period features and high ceilings in addition to enjoying direct access to and exclusive use of the rear garden.

Eton Avenue is located just 0.2 miles from the diverse shops, cafes and restaurants of England's Lane and is also within 0.5 miles of both Swiss Cottage Underground Station (Jubilee Line) and Belsize Park Underground Station (Northern Line) as well as close proximity to the wide open spaces of Primrose Hill just 0.6 miles away.

Joint Agency. Clients Only

Eton Avenue

NW3 3HL

£3,750,000

Subject to Contract

# FOXGREGORY

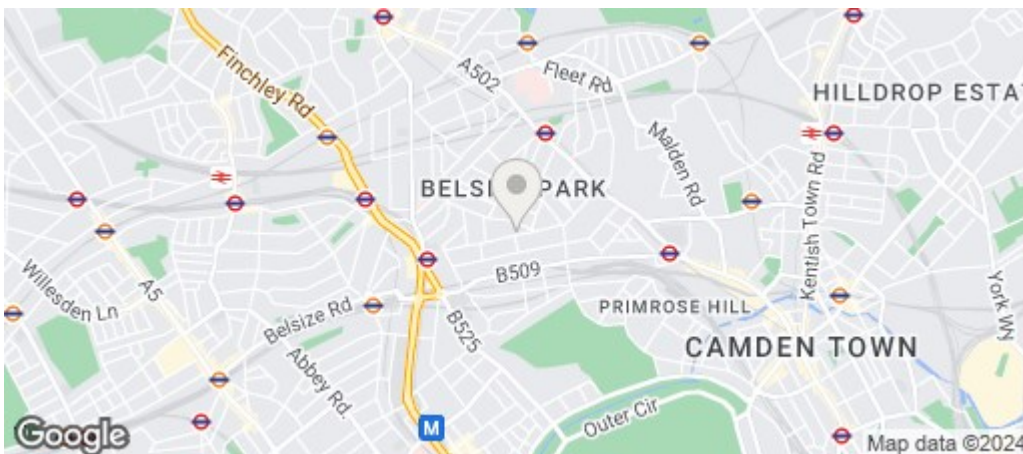


# FOXGREGORY

GROUND FLOOR FLAT  
**ETON AVENUE**  
 BELSIZE PARK LONDON NW3

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

Key:  
 CH - Ceiling Height



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 