

Eton Avenue

Belsize Park, NW3

Asking Price £975,000

A beautifully presented two double bedroom, two bathroom duplex flat approaching 1,000 square feet of well-proportioned accommodation, arranged over the first and second floors of this attractive red brick period building with a lift.

The property features a bright and spacious reception room with wooden flooring and direct access to a private south facing balcony, providing an ideal space for a morning coffee or al fresco dining.

Upstairs, the principal bedroom benefits from generous proportions, while the second bedroom offers excellent flexibility for guests or use as a home office. The accommodation is completed by two bathrooms and a split-level layout that creates a natural separation between the living and sleeping areas.

The private balcony enjoys an attractive outlook over the south facing communal garden, providing an additional outside space. Further benefits include a share of the freehold, a long lease and communal storage in the basement.

Eton Avenue is one of Belsize Park's most desirable addresses, renowned for its attractive red-brick architecture and leafy surroundings. The property is conveniently located for the Northern and Jubilee Underground lines, as well as the excellent selection of shops, cafés and restaurants in Belsize Park and nearby Swiss Cottage. The open acres of Primrose Hill are also located just 0.6 miles away. Sole agent.

CHESTERTONS









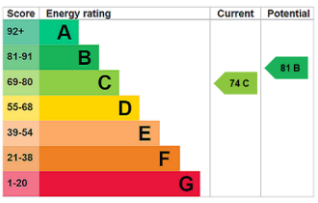
Eton Avenue

Belsize Park, NW3

- Two double bedroom duplex flat
- First & second floors of a period building
- Passenger lift
- 980 square feet
- Two bathrooms and a guest WC
- Private south facing balcony
- South facing communal garden
- Communal basement storage
- Share of freehold & a long lease
- 0.1 miles to the Jubilee Line
- 0.7 miles to the Northern Line
- 0.6 miles to Primrose Hill



Tenure: Share of Freehold and a lease with 952 years 11 months remaining as of 22.10.26
Service Charge: £5,000 per annum
Ground Rent: £0
Local Authority: Camden
Council Tax Band: F

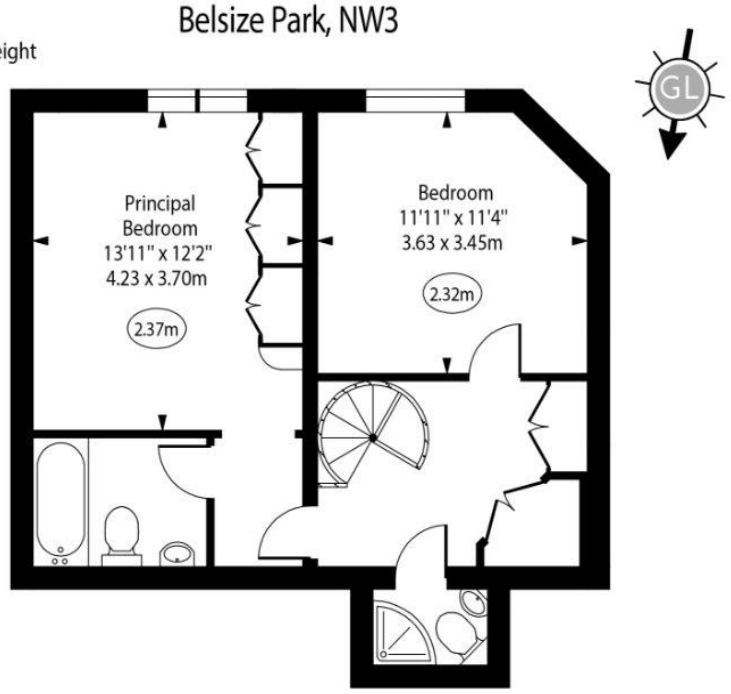


Chestertons Hampstead Sales

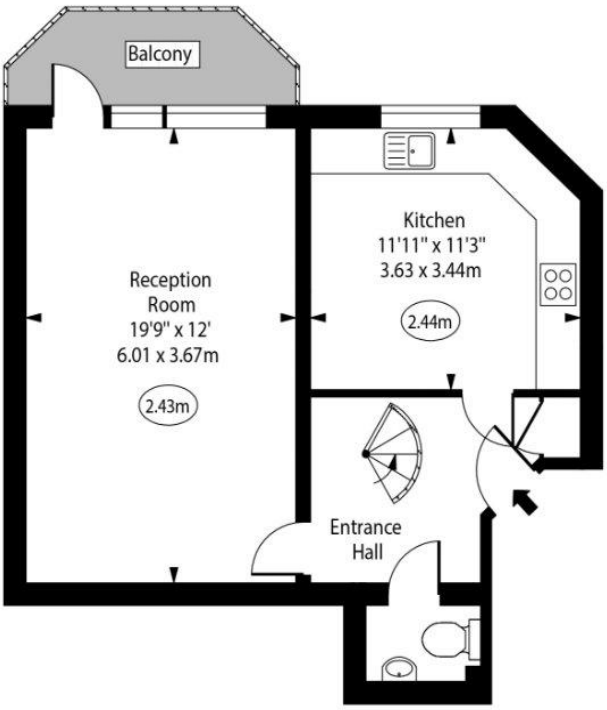
55-56 Hampstead High Street
Hampstead
NW3 1QH
hampstead@chestertons.co.uk
020 7794 3311
chestertons.co.uk

Eton Avenue,
Belsize Park, NW3

- Ceiling Height



Second Floor



First Floor

Approx Gross Internal Area 980 Sq Ft - 91.04 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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