



Eton Hall

Eton College Road, NW3

Offers in excess of £315,000

A one bedroom first floor flat situated within this popular and well located mansion block.

The property is situated in this well-maintained mansion block served by a porter and with the additional benefit of communal gardens and off street parking on a first come first served basis.

Eton Place located on Eton College Road, a quiet residential turning between Belsize Park and Chalk Farm. The property is located only 0.1 miles from Chalk Farm Underground (Northern Line) and 0.3 miles from the open acres of Primrose Hill. Sole agent.

CHESTERTONS



Eton Hall

Eton College Road, Chalk Farm NW3

- Bright first floor flat
- One bedroom
- 17'9 x 11'5 living space
- Porter
- Communal garden
- Parking on a first come first served basis
- 0.1 miles to the Northern Line
- 0.3 miles to Primrose Hill



Tenure: Leasehold 81 years remaining.

Service Charge: £3,250 including heating and hot water.

Ground Rent: £24 per annum.

Local Authority: Camden

Council Tax Band: C

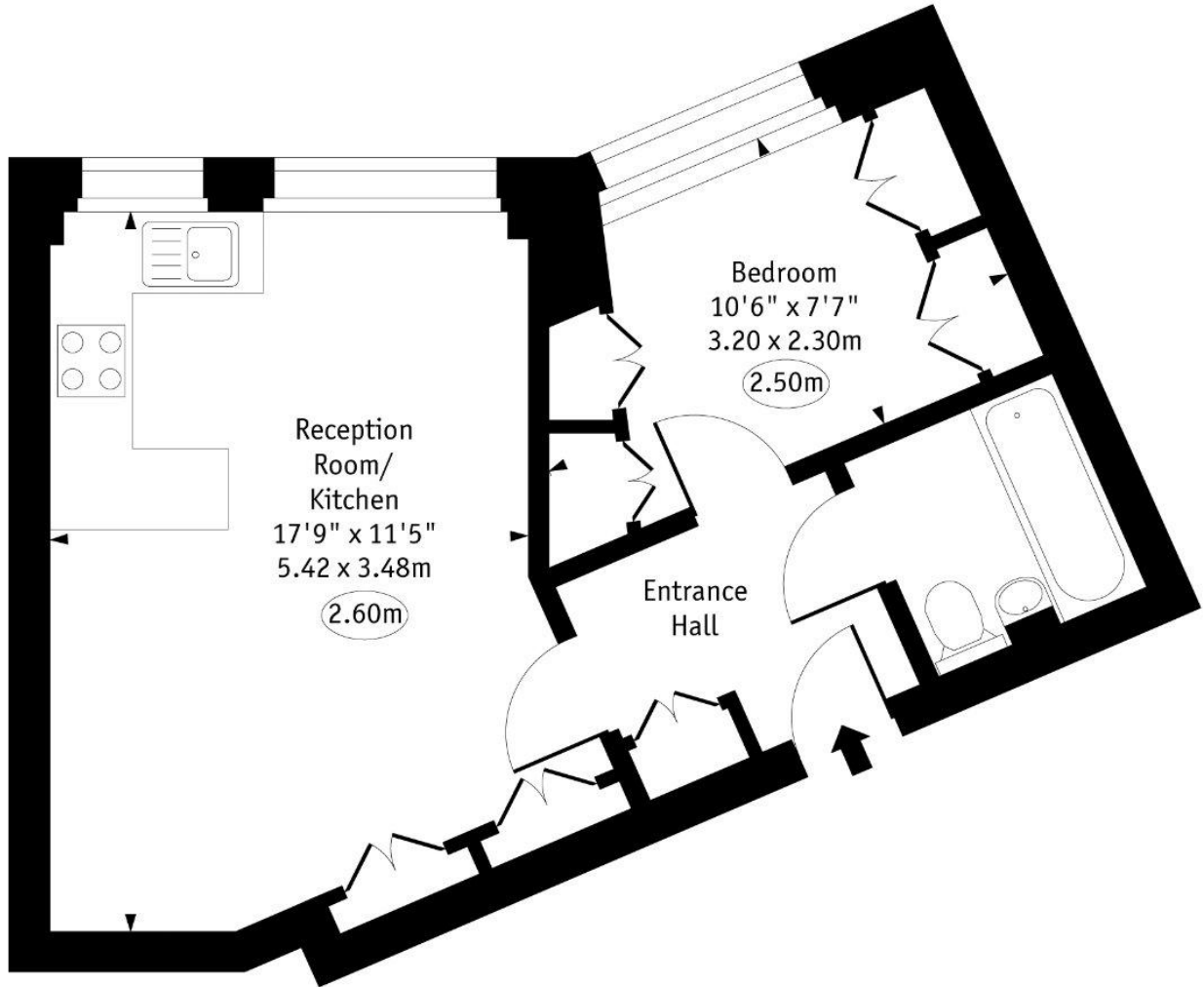
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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○ - Ceiling Height



First Floor

Approx Gross Internal Area 383 Sq Ft - 35.63 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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