

Eton College Road | London | NW3

£625,000 | Leasehold

2 1 1 D

ADN RESIDENTIAL

A bright and spacious two-bedroom apartment situated on the ground floor of Eton Place in Belsize Park, offering approximately 750 sq ft of accommodation with views over the communal gardens.

The property comprises a generous reception room with wooden flooring, a separate modern fitted kitchen with integrated appliances, two well-proportioned bedrooms, including a principal bedroom with built-in storage, and a contemporary family bathroom.

Further benefits include wooden flooring throughout, access to well-maintained communal gardens, designated off-street parking for one car and an on-site porter.

Ideally located within walking distance of Belsize Park and Chalk Farm Underground stations, the property is conveniently positioned for the shops, restaurants and amenities of Belsize Park, Primrose Hill and Camden.

Tenure - Leasehold - 955 Years Remaining
Service Charge: £5,040 Per Annum
Ground Rent: £40 Per Annum

- Two Bedrooms
- Kitchen
- Wooden Flooring
- Porterage
- Reception Room
- Bathroom
- Communal Gardens
- Off Street Parking

Council Tax Band: D
EPC: D










COFFEE
CLUB



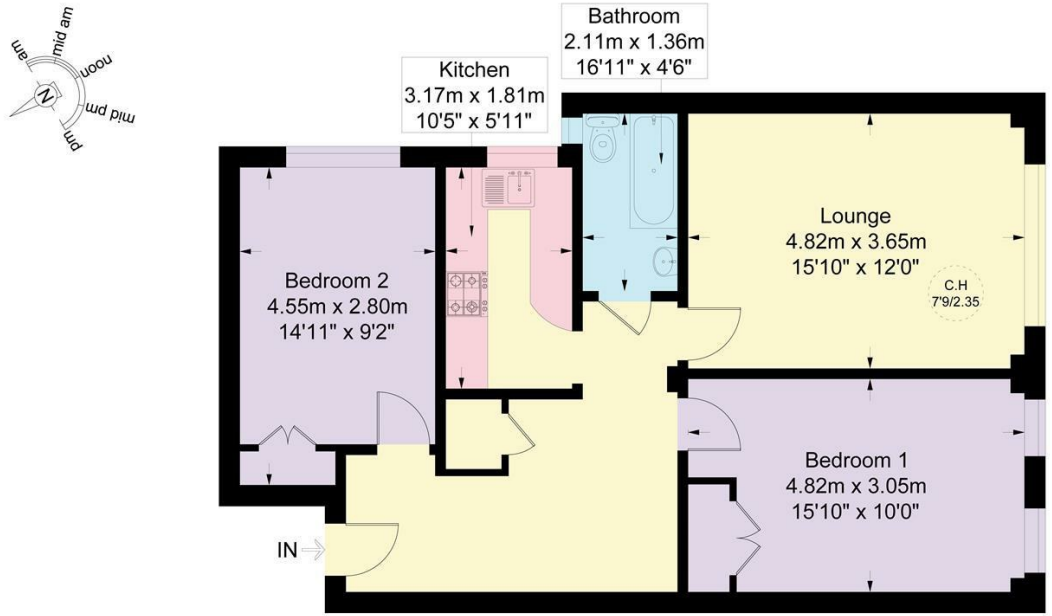








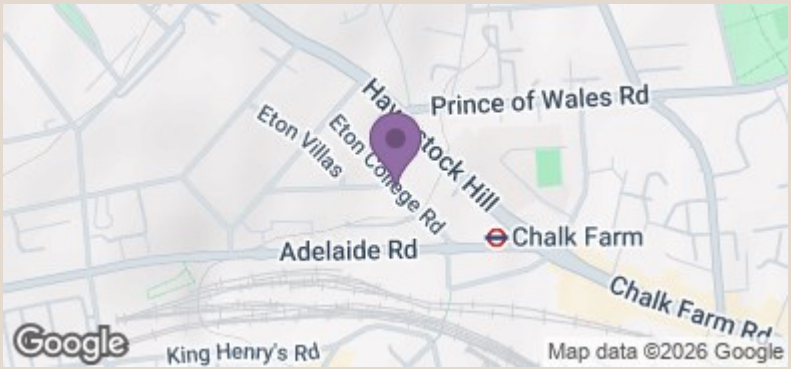
Eton Place, NW3 **Approximate Gross Internal Area** = 750 sq ft / 69.6 sq m

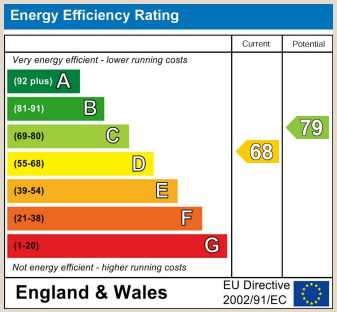


Ground Floor

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.

Certified Property Measurer





info@adnresidential.co.uk | 020 7407 5155