

Eton Rise, Eton College Road
London, NW3

WAYNE & SILVER

The Property

A superb one-bedroom apartment (612 sq ft) set on the second floor of the highly regarded, lift-serviced purpose-built development, Eton Rise, on Eton College Road.

Recently refurbished and thoughtfully remodeled by the current owner, this bright south-west facing and well-proportioned apartment offers an impressive 18ft open-plan kitchen/reception room, ideal for both entertaining and everyday living. The spacious double bedroom benefits from fitted storage, while the sleek, contemporary bathroom features a generous walk-in shower.

Eton Rise is an attractive 1930s purpose-built building offering first-come, first-served off-street parking, a 24-hour porter and beautifully maintained communal gardens for residents. The property is superbly positioned for the amenities of Belsize Park, Primrose Hill and Camden, with Chalk Farm Underground Station (Northern Line) just a five-minute walk away.



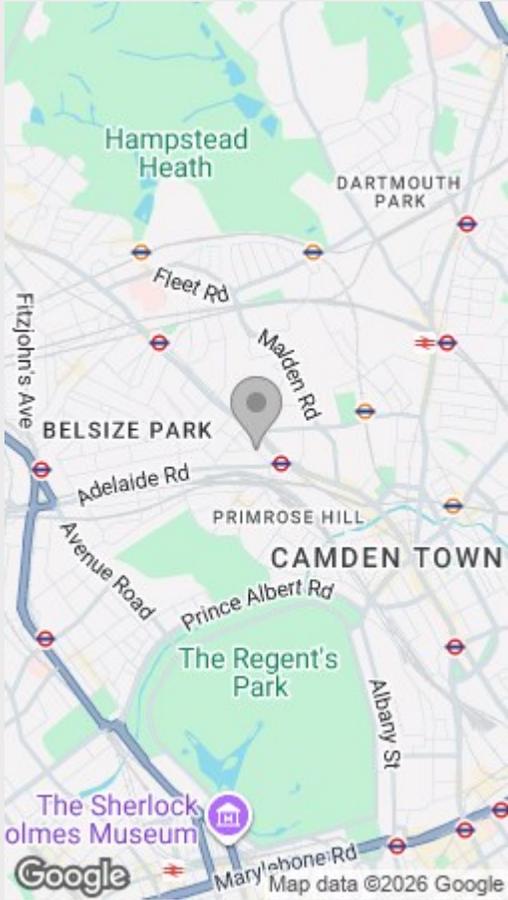
Key Features

- One bedroom apartment
- Refurbished throughout
- 612 sq ft / 56.9 sq m
- Lift serviced purpose built block
- South west facing





Location





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Eton Rise
Eton College Road

£595,000

BEDROOMS

|

BATHROOMS

|

INTERNAL

612.00 sq ft

EPC

LOCAL COUNCIL

Camden

TAX BAND

C

TENURE

Leasehold

YEARS REMAINING

172



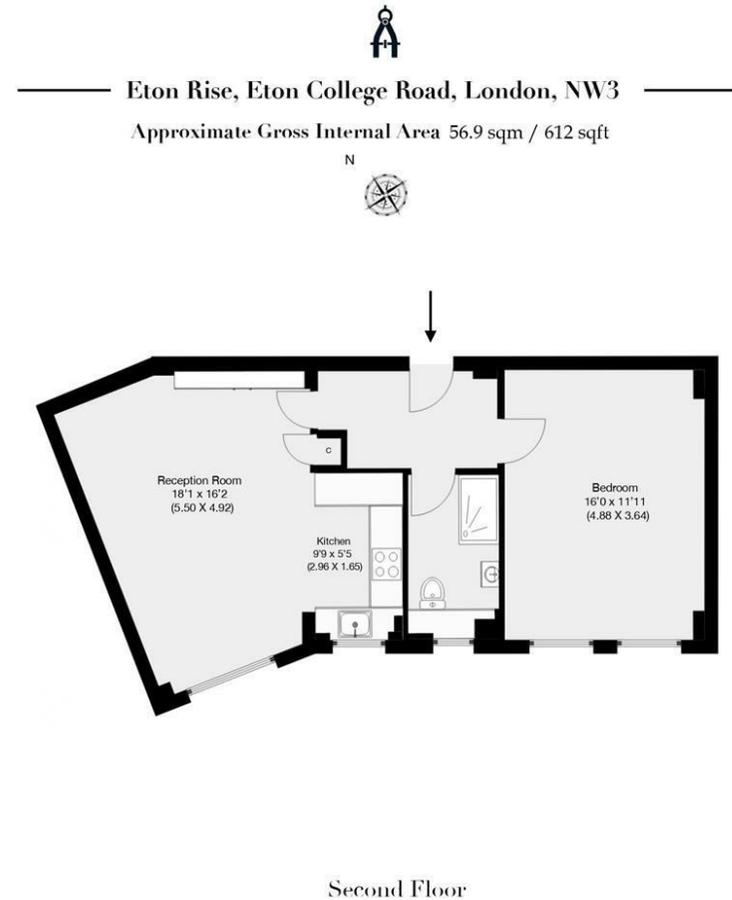
Floorplan & EPC

£595,000

IMPORTANT INFORMATION

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective buyer or lease. Specifically no guarantee is given on the gross internal floor area of the property quoted on this plan and any figures given to assist guidance only and should be treated as such.

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

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We would be delighted to tell you more
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