



Eton Avenue

Belsize Park, NW3

Asking Price £895,000

A well-presented two bedroom first floor flat with a lift, offering 710 square feet of internal accommodation, offered chain free with a share of the freehold and a long lease.

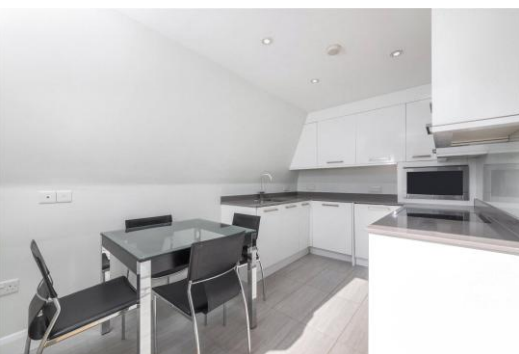
The property features a generous reception room with large windows providing excellent natural light, leading through to a separate contemporary kitchen fitted with a range of wall and base units, integrated appliances and space for dining, with direct access to the private roof terrace.

The principal bedroom is particularly well proportioned and benefits from an en-suite bathroom, fitted wardrobes, while the second bedroom provides a versatile space ideal as a guest bedroom, home office or study. A modern shower room completes the accommodation.

A standout feature of the property is the private west-facing roof terrace, measuring approximately 10'6" x 8'10", providing an attractive and secluded outdoor space, ideal for entertaining, al fresco dining or relaxing.

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 within easy reach.

CHESTERTONS



Eton Avenue

Belsize Park, NW3

- Two bedroom first floor flat with a lift
- 710 square feet
- Offered chain free
- Superb private west-facing roof terrace
- Generous & naturally bright reception room
- Separate contemporary fitted kitchen
- Direct access to the private roof terrace
- Principal bedroom with en-suite bathroom
- Second bedroom & modern shower room
- Attractive and secluded outdoor space, ideal for entertaining or al fresco dining
- Located on one of Belsize Park's most desirable roads
- Attractive red-brick architecture and leafy surroundings
- Convenient for the Northern & Jubilee lines
- Close to a wide selection of shops, cafés & restaurants
- Share of freehold & a long lease



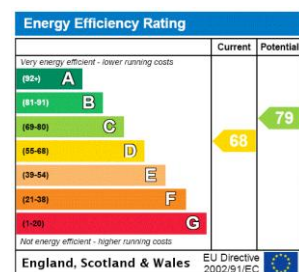
Tenure: Share of Freehold and a lease with 959 years 8 months remaining as of 6.10.2026

Service Charge: £4,300 per annum

Ground Rent: £0

Local Authority: Camden

Council Tax Band: E



Chestertons Hampstead Sales

55-56 Hampstead High Street

Hampstead

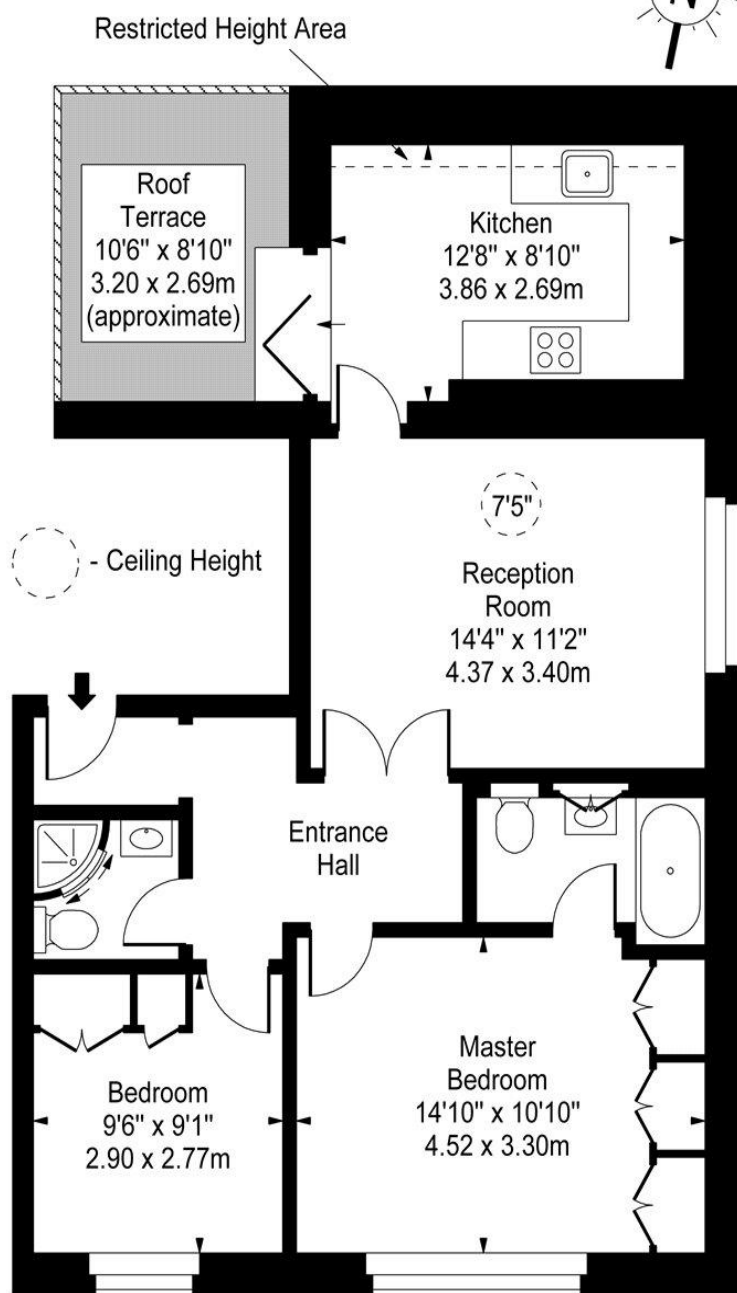
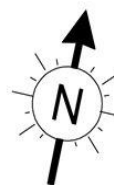
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First Floor

Approx Gross Internal Area **700 Sq Ft - 65.03 Sq M**

Approx. Floor Area Including Restricted Heights **710 Sq Ft - 65.96 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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