

Eton Rise, Eton College Road  
London, NW3

WAYNE & SILVER

# The Property

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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

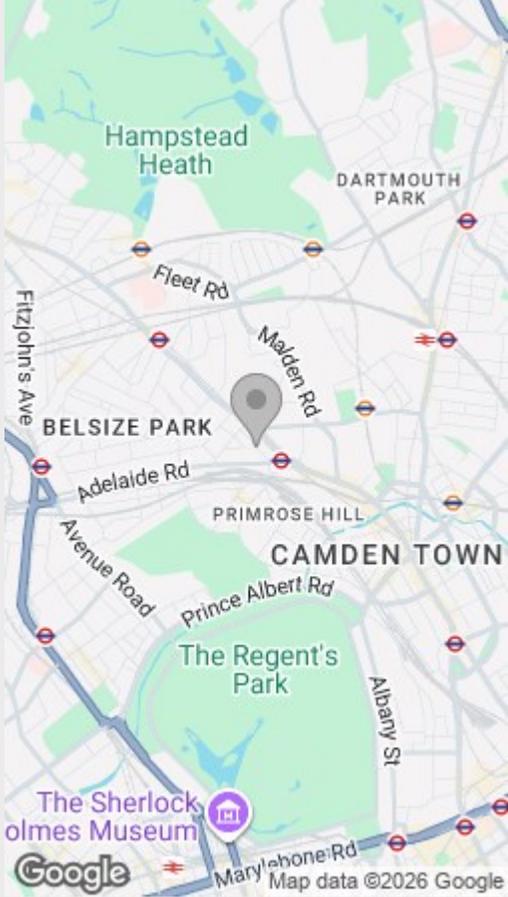
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- One bedroom apartment
- Refurbished throughout
- 612 sq ft / 56.9 sq m
- Lift serviced purpose built block
- South west facing





# Location





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Eton Rise  
Eton College Road

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£595,000

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BEDROOMS

1

BATHROOMS

1

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INTERNAL

612.00 sq ft

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EPC

D

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LOCAL COUNCIL

Camden

TAX BAND

C

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TENURE

Leasehold

YEARS REMAINING

172

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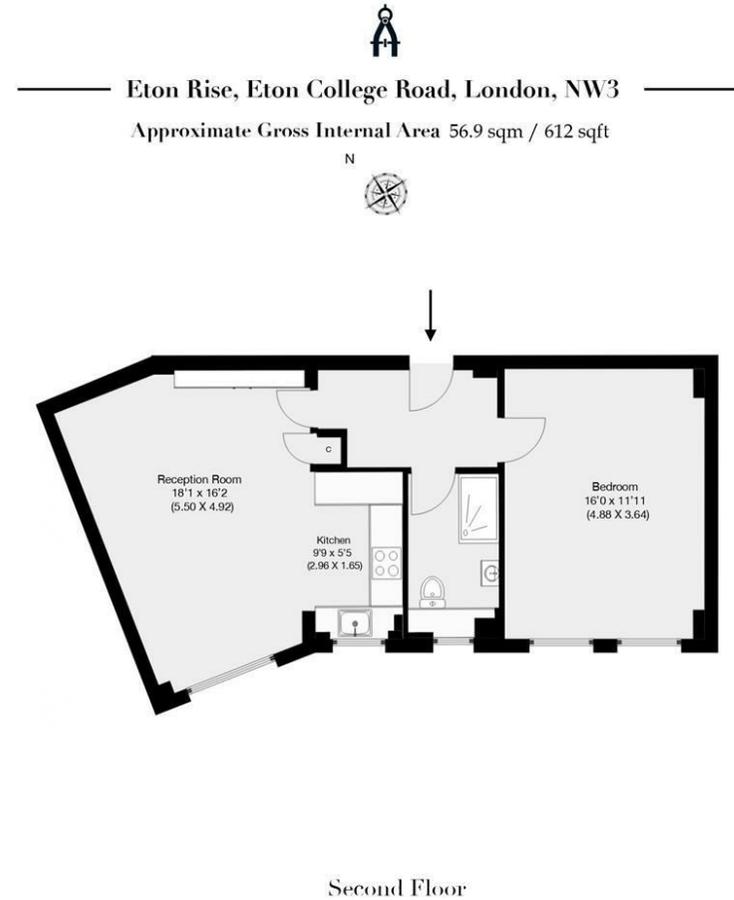
# Floorplan & EPC

£595,000

## IMPORTANT INFORMATION

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THIS FLOOR PLAN IS PRODUCED FOR WAYNE & SILVER SUBMITTED BY **ARCHIMEDIA** web: www.archi-media.co.uk  
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| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs |  |   |           |
| (92 plus) <b>A</b>                          |  |   |           |
| (81-91) <b>B</b>                            |  |   |           |
| (69-80) <b>C</b>                            |  |   | <b>76</b> |
| (55-68) <b>D</b>                            |  | <b>66</b>   |           |
| (39-54) <b>E</b>                            |  |   |           |
| (21-38) <b>F</b>                            |  |   |           |
| (1-20) <b>G</b>                             |  |   |           |
| Not energy efficient - higher running costs |  |   |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC  |           |

# WAYNE & SILVER

41 Heath Street  
Hampstead  
London  
NW3 6UA

We would be delighted to tell you more  
020 7431 4488  
[info@wayne-silver.com](mailto:info@wayne-silver.com)

[wayne-silver.com](http://wayne-silver.com)

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