



Eton Avenue, London, NW3

Occupying part of the ground floor of this imposing residence is this spacious two bedroom, two bathroom garden flat.

Accessed via this carousel driveway, with off street parking for one small car, the newly refurbished entrance, is as inviting as it's practical. The apartment, spans over 1350 sq. ft and is divided as follows.

The feature room is the 23"x14" lounge, overlooking the driveway, with an impressive fireplace, high ceilings, a picturesque bay window and parquet flooring.

The first of the large bedrooms, has an optional en suite/main bathroom and can utilise the hallway storage space, if required. It's spacious and neutrally decorated.

To the rear of the home you'll find the main bedroom, complete with a large en suite, four piece bathroom (separate shower and bathtub), a dressing area and study space, all of which overlook the garden.

Completing the internals is the kitchen dining room, with space to house a 6 seater table with ease, fully functioning kitchen, boasting skylights and windows on two sides, helping this room bask in natural light.

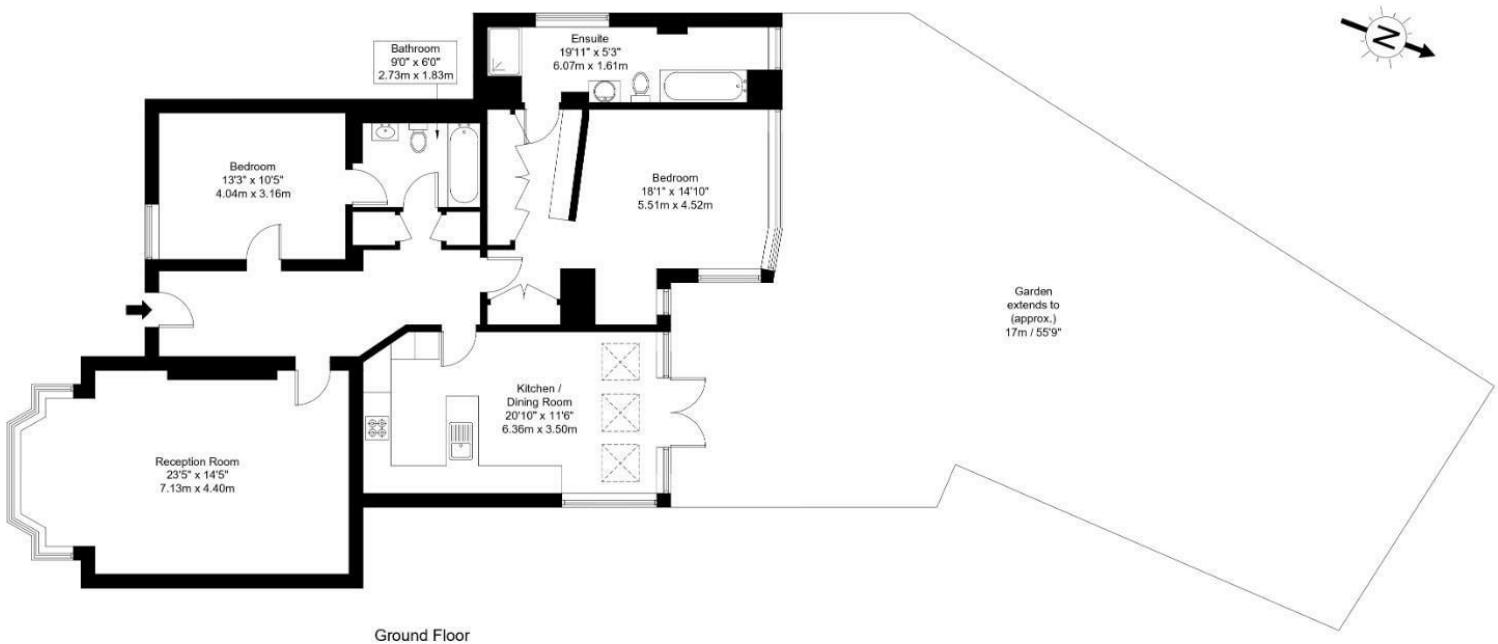
The garden (shared with upstairs) is well maintained and accessible from the kitchen dining room it measures 17"x55", and has sole use of a out house (currently a gym).

- Two generous bedrooms
- Two bathrooms
- Large kitchen/dining room
- Off street parking
- Stunning location
- Unfurnished
- Head lease prohibition on pets

£6,000 Per month

Eton Avenue, NW3 3EH

Approx Gross Internal Area = 125.5 sq m / 1351 sq ft



Ref :

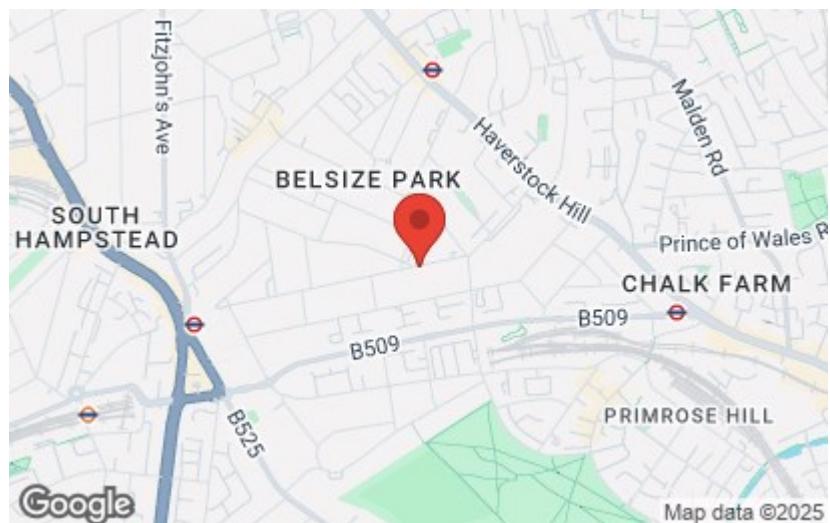
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PLAN**

The floor plan is to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out your own inspection of the property.

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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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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