



Eton Avenue, London, NW3
£2,500 Per Month





2 Lowlands Eton Avenue London, NW3 3EJ

- 2 Bedroom flat - (1 Bathroom + separate WC) - 862 sq. ft.- EPC C
- Let and managed by Lexingtons
- Short stroll from the picturesque Primrose Hill
- Ideally situated midway between Belsize Park and Swiss Cottage
- Direct access to communal garden - Parking available
- Furnished - Council Tax Band E (£2,477.37 PA) - Separate kitchen
- Easy access to boutique coffee shops and restaurants along England's Lane

LET and MANAGED by Lexingtons Estate Agents

Spanning a generous 862 sq. ft., this two-bedroom, one-bathroom (and additional WC) apartment is beautifully proportioned and nestled in the highly sought-after gated development of The Lowlands on Eton Avenue, Belsize Park, NW3. Ideally located midway between Belsize Park and Swiss Cottage, this delightful flat is just a short stroll from the picturesque Primrose Hill. Explore the delightful boutique coffee shops and restaurants along England's Lane, all within easy walking distance. Whether you're relaxing at home or venturing out to enjoy the vibrant local scene, this flat truly offers a lovely sanctuary in a prime location. *Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

Misrepresentation Act 1967

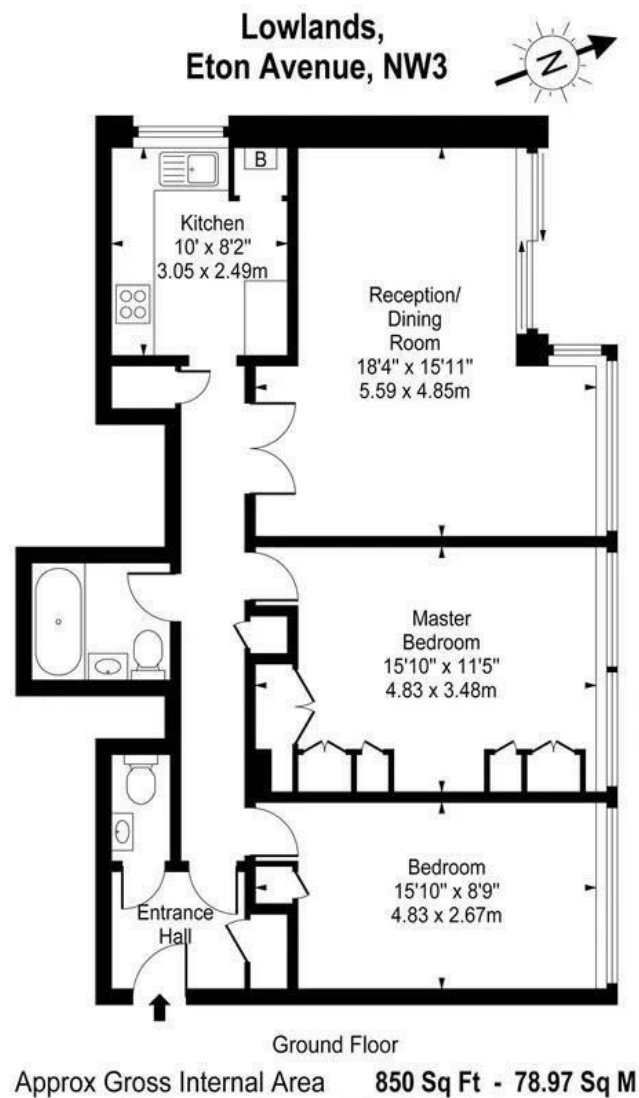
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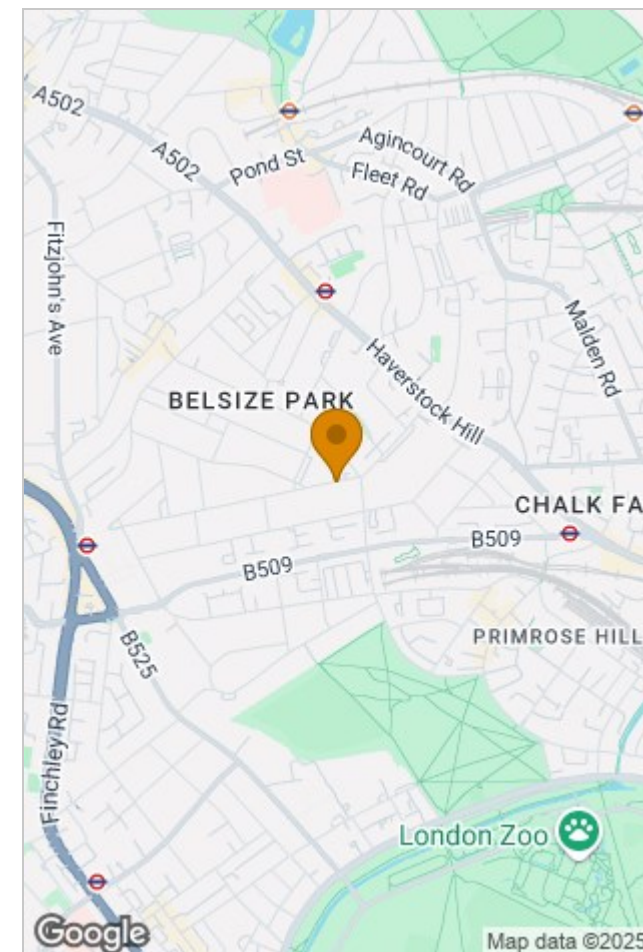




Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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