

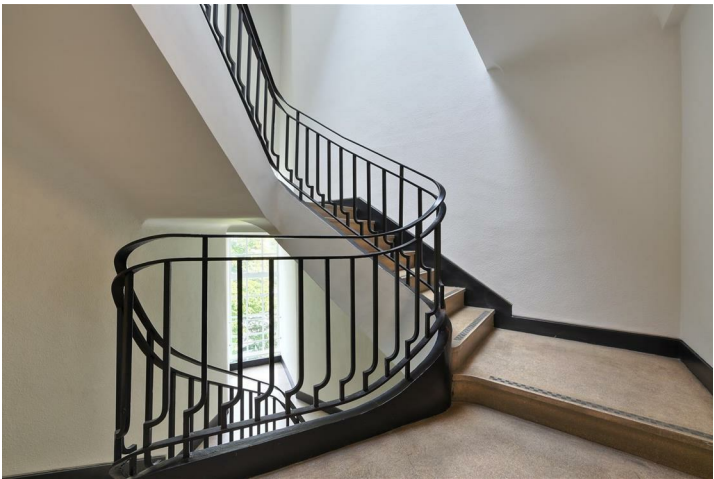
Eton College Road, Belsize Park, NW3 2DD

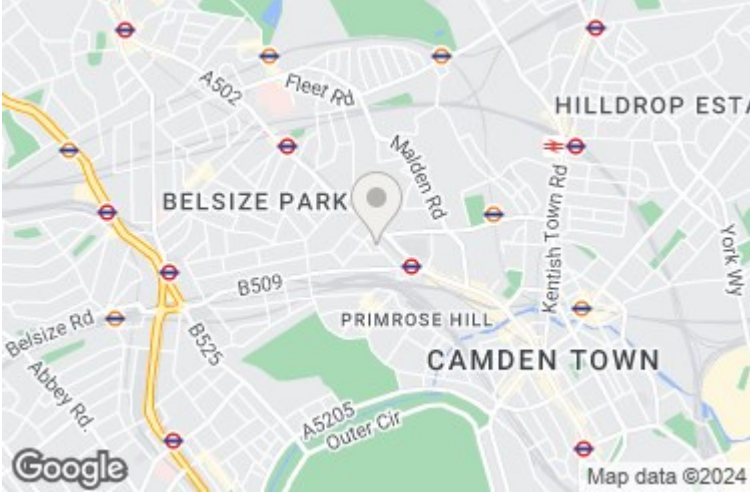
£575,000

A charming property located on Eton College Road in the sought-after area of Belsize Park.

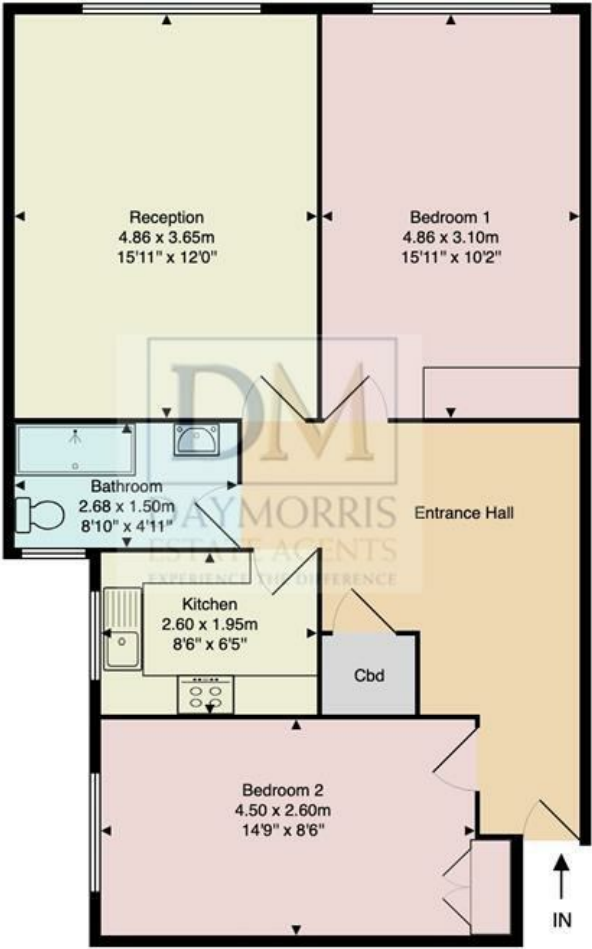
Situated on the fourth floor, this two double bedroom apartment offers bright and well-appointed rooms throughout, with a lovely green aspect to the front elevation. One of the highlights of this property is its proximity to the picturesque Primrose Hill, accessed just over Bridge Approach, via the excellent shops and restaurants on Regent's Park Road. Additionally, the convenience of having Chalk Farm Underground station nearby ensures easy access to the City and West End. CHAIN FREE.

- TWO BEDROOMS
- RECEPTION ROOM
- KITCHEN
- BATHROOM
- FOURTH FLOOR
- LIFT
- NEW LEASE - 999 YEARS
- CLOSE TO CHALK FARM STATION & PRIMROSE HILL
- SERVICE CHARGE £4900pa / GROUND RENT £36pa
- EPC C





Eton Rise, Eton College Road, London, NW3 2DD



Fourth Floor

Approx. Gross Internal Area: 69.6 m² ... 749 ft²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

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 (CO₂) 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	