



Eton College Road, Chalk Farm, NW3



1 Bedroom



1 Reception



1 Bathroom



OSP



Garden

£575,000

The flat is located in this enviable position with views overlooking the communal gardens. Other benefits include original wooden flooring, door entry phone system, passenger lifts, porterage & off street parking on an ad hoc basis.

Features

- ✓ Wood Flooring
- ✓ Porterage
- ✓ Passenger Lifts
- ✓ Communal Gardens
- ✓ Off street Parking
- ✓ Refurbished Communal Areas

Eton Hall is located a couple hundred metres walk from Chalk Farm

Underground Station (Northern Line) with local amenities also around the corner and Primrose Hill village accessed over Bridge Approach.

Accommodation comprises:

Bedroom, bathroom, kitchen, reception room, communal garden and off street parking.

Entrance hall

Intercom, storage wardrobe, further storage cupboards, entrance hall leads onto all rooms.

Bedroom

2 sash windows, built in wardrobes.

Bathroom

Panelled bath with shower attachment, pedestal wash hand basin, mirror medicine cabinet above, low level WC, heated towel rail, partly tiled walls, sash window to Eton College Road.

Kitchen

Separate to reception room, sash window facing Eton College Road, single sink unit with a mixer tap, full length work surfaces, 4 ring Neff electric hob, electric oven, fridge/freezer, plumbing for dishwasher, plumbing for washing machine.

Reception room

2 sash windows facing Eton College Road and overlooking communal gardens, built in bookshelves, decorative fireplace.

Service Charge: £3,500p.a. (approx.)

Lease Length: 990 years unexpired (approx.)

Ground Rent: T.B.A.