



## Eton College Road, Chalk Farm, NW3

Please visit our web site to view the virtual tour. We are delighted to offer for sale this attractive 2 double bedroom flat situated on the 2nd floor of this popular & sought after 1930's purpose built block. The flat comprises of two double bedrooms with built in wardrobes, double aspect reception room, fitted kitchen, bathroom, and an entrance/dining hall. The flat also benefits from 2 lifts, porterage, off street car parking on a 1st come basis, service charge includes heating & hot water.

Please visit our web site to view the virtual tour. We are delighted to offer for sale this attractive 2 double bedroom flat situated on the second floor of this popular and sought after 1930's purpose built block. The flat comprises of two double bedrooms both with built in wardrobes, double aspect reception room, fitted kitchen, bathroom, and an entrance/dining hall. The flat also benefits from 2 lifts, porterage, off street car parking on a 1st come basis and the heating and hot water are included in the service charge. The property is conveniently located only a short walk to Chalk Farm tube station (Northern line) and if you walk over Bridge Approach you are in Primrose Hill, with it's wide selection of street cafes, restaurants, and boutique shops as well as the famous Primrose Hill. The lease is 999 years from 25th March 1969, so it has 944 years remaining and the service charge is £4998.12 per annum (paid quarterly) and includes the heating

**£675,000**

### Features

- ✓ Two double bedrooms
- ✓ Double aspect Reception room
- ✓ Fitted kitchen
- ✓ Bathroom
- ✓ Entrance/dining hall
- ✓ Wood flooring
- ✓ Porterage
- ✓ Service charge includes the heating and hot water

and hot water which is a huge benefit. Sole agent, viewing highly recommended.



2 Bedrooms



1 Reception



1 Bathroom



Communal Garden