



## Eton College Road, Chalk Farm, NW3

This larger than average (53 sqm) bright one bedroom flat is situated on the fifth floor of this extremely popular & sought after 1930's purpose built block. The bedroom, kitchen & bathroom over look Eton College Road which has a south west aspect, the accommodation comprises of a double bedroom with built in wardrobes, fully fitted kitchen, reception room & family bathroom. There are 2 lifts, porterage, use of the communal gardens & the heating & hot water are included in the service charge.

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This larger than average (53sqm) bright one bedroom flat is situated on the fifth floor of this extremely popular and sought after 1930's purpose built block and has a dual aspect as the bedroom, kitchen & bathroom over look Eton College Road which has a south west aspect, the accommodation comprises of a double bedroom with built in wardrobes, fully fitted kitchen, reception room and family bathroom. There are 2 lifts, porterage, use of the communal gardens and off street car parking is available on a first come basis. The service charge is £5,020.01 per annum and includes the heating and hot water which is a huge benefit. The property is conveniently located within walking distance of Chalk Farm tube station (Northern Line) and only a short stroll across Bridge Approach takes you into Primrose Hill, with it's boutique shops, street cafes, restaurants and the park, and in the opposite

**£525,000**

### Features

- ✓ One bedroom with built in wardrobes
- ✓ Fully fitted kitchen
- ✓ Reception room
- ✓ Bathroom
- ✓ Porterage
- ✓ Communal Gardens
- ✓ Only a short walk to Chalk Farm tube station & Primrose Hill
- ✓ 2 lifts

direction is Steele's Village with it's local shops, cafe and restaurants. Lease 189 years from 25th March 1969 so 133 years remaining, ground rent £26 per annum. Chain free. Sole agent.



1 Bedroom



1 Reception



1 Bathroom



Residents car  
parking permit  
available to  
purchase from  
local authority



Communal  
Garden