



## Eton College Road, Chalk Farm, NW3

Visit our website to view virtual tour [www.naylius-mckenzie.co.uk](http://www.naylius-mckenzie.co.uk) This bright one bedroom first floor flat is situated in this popular and sought after 1930's purpose built block, overlooking Eton College Road, the flat has an open plan fitted kitchen/reception room, bedroom and bathroom, there is wood flooring in the entrance hall, reception room and bedroom, & the heating and hot water is included in the service charge, the flat has use of 2 lifts, communal gardens & portage.

Visit our web site to view virtual tour [www.naylius-mckenzie.co.uk](http://www.naylius-mckenzie.co.uk) We are pleased to offer for sale this bright one bedroom first floor flat situated in this popular and sought after 1930's purpose built block, overlooking Eton College Road, the flat has an open plan fitted kitchen/reception room, bedroom and bathroom, and there is laminate wood flooring in the entrance hall, reception room and bedroom, the flat also benefits from 2 lifts, portage and communal gardens and one off street car parking space is available on a first come basis. The service charge also includes the heating and hot water. The flat is conveniently situated within walking distance of Chalk Farm tube station (Northern Line) and only a short stroll across Bridge Approach takes you into Primrose Hill, with its wide variety of shops, street cafes and restaurants as well as Primrose Hill Park. Sole Agent.

**£390,000**

### Features

- ✓ One bedroom
- ✓ Open plan fitted kitchen/reception room
- ✓ Bathroom
- ✓ Wood flooring to principle rooms
- ✓ Communal gardens
- ✓ 2 Lifts
- ✓ One off street car parking on 1st come basis
- ✓ Service charge £3,233.56 includes the heating & hot water



1 Bedroom



1 Reception



1 Bathroom



Residents car  
parking permit  
available to  
purchase from  
local authority



Communal  
Garden