



## Eton College Road, Chalk Farm, NW3

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 double bedroom flat situated on the 2nd floor of this popular & sought after 1930's purpose built block. The apartment comprises of one double bedroom with fitted wardrobes, reception room, fully fitted kitchen & bathroom & the heating and hot water are included in the service charge. There are communal gardens, portorage, two lifts & off street car parking is on a 1st come basis.

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 and attractive one double bedroom flat situated on the second floor of this popular and sought after 1930's purpose built block. The apartment comprises of one double bedroom with fitted wardrobes, reception room, fully fitted kitchen and bathroom. The heating and hot water are included in the service charge which is a huge benefit, there are communal gardens, portorage, two lifts and off street car parking is avaialbe on a first come basis. 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 and in the other direction is Steele's Village with it's local shops and cafe's. The managing agent has informed us that a 90 year lease extension will cost £10,650 + solicitors costs (circa £2,000), For 999-year

**£480,000**

### Features

- ✓ One double bedroom with built in wardrobes
- ✓ Reception room
- ✓ Fitted kitchen
- ✓ Bathroom
- ✓ Communal Gardens
- ✓ 2 Lifts
- ✓ Portorage
- ✓ Service charge includes the heating and hot water

lease it's an extra £2,000. Sole Agent. Viewing highly recommended. Chain Free.



1 Bedroom



1 Reception



1 Bathroom



Communal Garden