



# Eton College Road, Chalk Farm, NW3

Asking Price: £625,000

Benham  
& Reeves

# Eton College Road, Chalk Farm, NW3

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A bright and spacious two bedroom apartment arranged over the 4th floor (with lift) of this popular purpose-built portered block. The flat is situated on the favoured, quieter Eton College Road side of the block.

The flat features a lovely 16' double-aspect reception room. In addition, there is a separate fitted kitchen, two generous double bedrooms with fitted cupboards and a family bathroom. The communal areas in the building have recently been upgraded and now feature a welcoming entrance foyer that leads to the lifts serving all floors. There are well-maintained communal gardens and off-street parking on a first-come, first-served basis.

Eton Hall is conveniently located for access to Chalk Farm (Northern Line, Zone 2) station. The shops at Chalk Farm, Camden Town and the glamorous boutiques in Primrose Hill are also moments away, as are the wonderful open spaces at Primrose Hill and Regents Park.





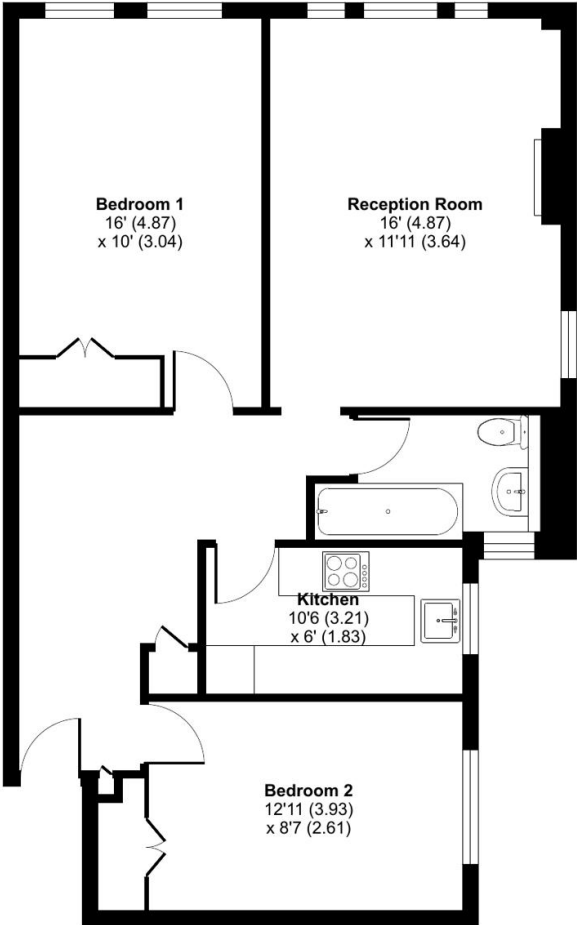
## Property Features:

- 2 Double Bedrooms
- Bathroom
- Reception Room
- Separate Kitchen
- Ornamental Balcony
- Communal Gardens
- Residents Parking (1st come, 1st served)
- Close to Chalk Farm Underground
- Lift Access



## Eton College Road, Chalk Farm, NW3

Approximate Area = 730 sq ft / 67.8 sq m  
 For identification only - Not to scale



FOURTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£625,000
Tenure:	Leasehold Expires 24/03/2968 Approximately 942 Years Remaining
Service Charge:	£5,167.26 (per annum) Includes ground rent and reserve funds

## Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM250111

T: 020 7435 9681

E: [hampstead.sales@benhams.com](mailto:hampstead.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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