



# Eton Rise, Eton College Road, London, NW3

Asking Price: £575,000

Benham  
& Reeves

# Eton Rise, Eton College Road, London, NW3

🏠 2 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Leasehold

A superb apartment arranged over the second floor of the highly regarded mansion block in The Etons. The flat is located on the favoured, quieter side of the block overlooking Eton College Road. The property is offered in good decorative order and features two double bedrooms, a large reception room, a separate fitted kitchen and a contemporary bathroom. The apartment benefits from lift access, porterage, well-maintained communal gardens and immaculately presented, recently refurbished communal areas. Off-street parking is available on a first-come, first-served basis.

Eton Rise 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 Regent's Park.





## Property Features:

- 2 Double Bedrooms
- Bathroom
- Reception Room
- Separate Kitchen
- Lift Access
- Communal Gardens
- Off-Street Parking (First-come, first-served)
- Porterage

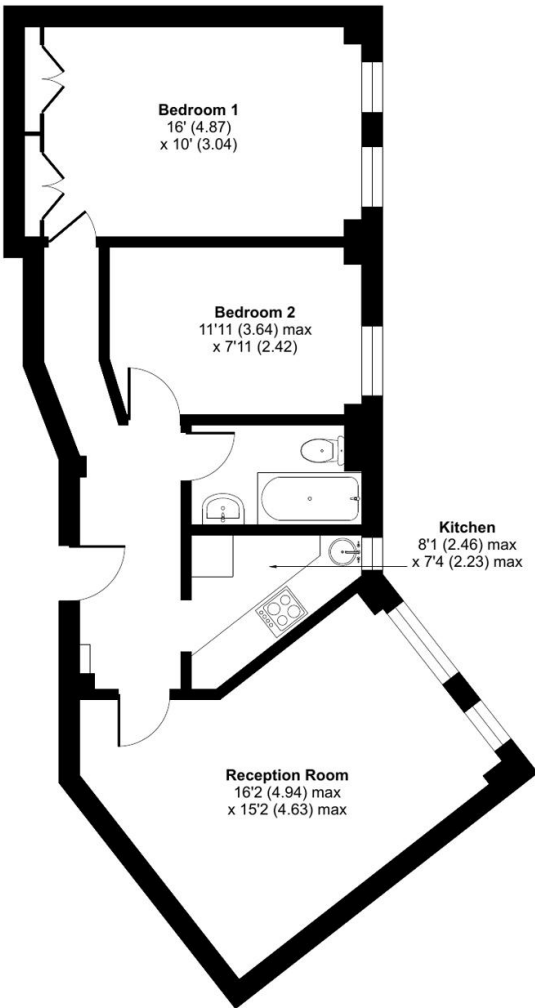


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## Eton Rise, Eton College Road, London, NW3

Approximate Area = 644 sq ft / 59.8 sq m  
For identification only - Not to scale



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	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:	£575,000
Tenure:	Leasehold Expires 25/03/2968 Approximately 941 Years Remaining
Ground Rent:	£20.00 (per annum) To June 2026
Service Charge:	£4,824.40 (per annum) To June 2026

## Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HMM250294

T: 020 7435 9681

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

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