



Eton Place, Eton College Road, NW3

Asking Price: £390,000

 Benham
& Reeves

Eton Place, Eton College Road, NW3

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A spacious one bedroom apartment arranged over the ground floor of a popular purpose-built portered block in an extremely convenient location, moments from the station. The flat offers generous room sizes throughout and features a modern fitted kitchen and use of communal gardens.

Eton Place is a sought after block moments from Chalk Farm (Northern line - Zone 2) Underground station. The multiple shopping and restaurant facilities of Belsize Park and Camden are also close by. The boutiques and pavement cafes and lovely park at Primrose Hill are also just a short stroll away, as is the world renowned Roundhouse music venue and the trendy Camden Market.





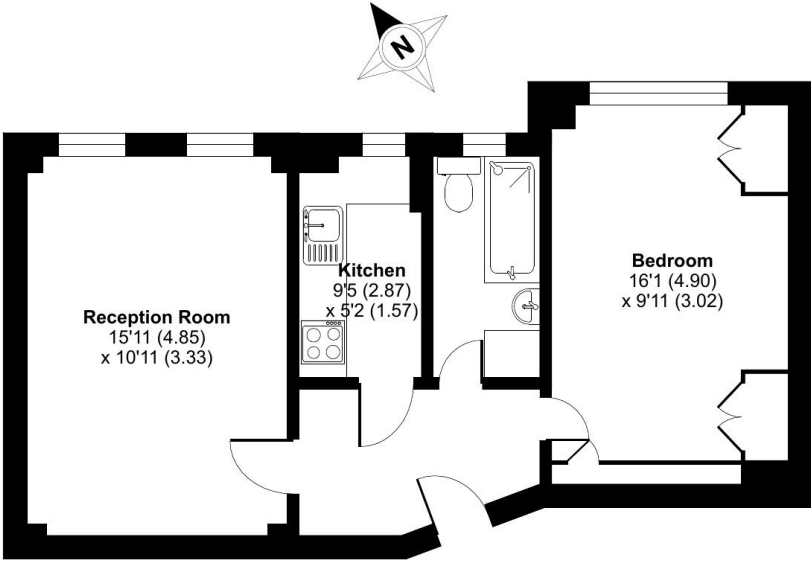
Property Features:

- Reception Room
- Separate Kitchen
- One Bedroom
- One Bathroom
- Porterage
- Residents' Parking (First come first served)
- Communal Gardens
- Chain Free



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Approximate Area = 507 sq ft / 47.1 sq m
 For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Terms & Conditions:

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

Asking Price:	£390,000
Tenure:	Leasehold Expires 24/03/2158 Approximately 133 Years Remaining
Ground Rent:	£25.00 (per annum) For the year of 2024.
Service Charge:	£4,243.28 (per annum) For the year of 2024. Include heating and hot water
Anticipated Rent:	£1,700.00 pcm Approx. 4.8% Yield

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM240085

T: 020 7435 9681

E: hampstead.sales@benhams.com

W: www.benhams.com

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