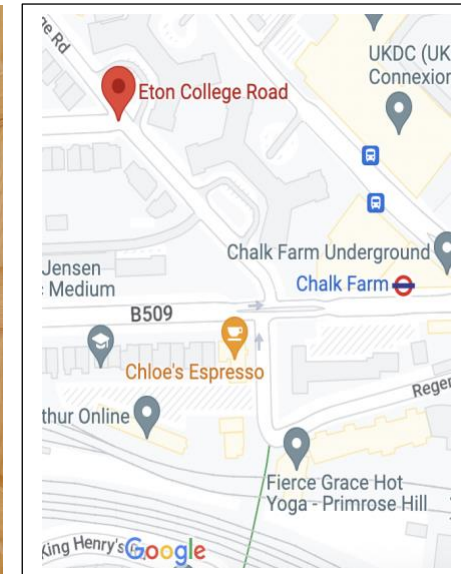




Eton Collage Road, NW3

Leasehold

- Two double bedroom
- Separate fully fitted kitchen
- Natural light throughout
- Very well proportioned
- Great condition throughout
- Spacious hallway
- Beautiful communal parts
- Well maintained block
- Long lease
- Porter
- Moments from Tube Station
- Moments from Primrose Hill Village
- Moments from Regent's Park.
- Moments from Belsize Park





A fantastic opportunity to secure this delightful, perfectly proportioned two-double bedroom ground floor flat in well know Eton Hall. Located in the heart of a leafy and sought-after area and stone's throw away from the Chalk Farm Tube station, affluent Primrose Hill Village lined with charming cafes, restaurants, and trendy boutiques as well as moments from diverse and beautiful Regent's Park and Belsize Park high street. This cosy home is a must-see for anyone looking for comfortable and convenient living in the heart of the city.

With its airy living accommodation, and stunning communal areas this two-double-bedroom flat offers a fantastic opportunity to secure a cosy home in one of the most desirable areas of London.

Both bedrooms benefit from a tranquil outlook, overlooking the green communal gardens that surround the block maximizing comfortable and peaceful living.

The flat is located just a stone's throw away from Chalk Farm Tube station, providing easy access to the rest of the city among other attraction including Primrose Hill Village and its desirable high street on top of stunning and world known Regent's Park just minutes away. The long lease also adds to the appeal.

The block itself is known for its grand, stately common parts, exuding charm, and character throughout. The communal areas are well-maintained, providing a welcoming entrance to your new home.

















Approximate Gross Internal Area
69.8 sq m/752 sq ft

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Viewings strictly by appointment.
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