



**Eton Avenue, Belsize Park, NW3**  
**£2,700,000, Share of Freehold**



A beautifully presented apartment extending to approximately 1908 sq. ft., arranged over the raised ground floor and garden levels, comprising four bedrooms, three bathrooms and a stunning private south-facing landscaped garden.

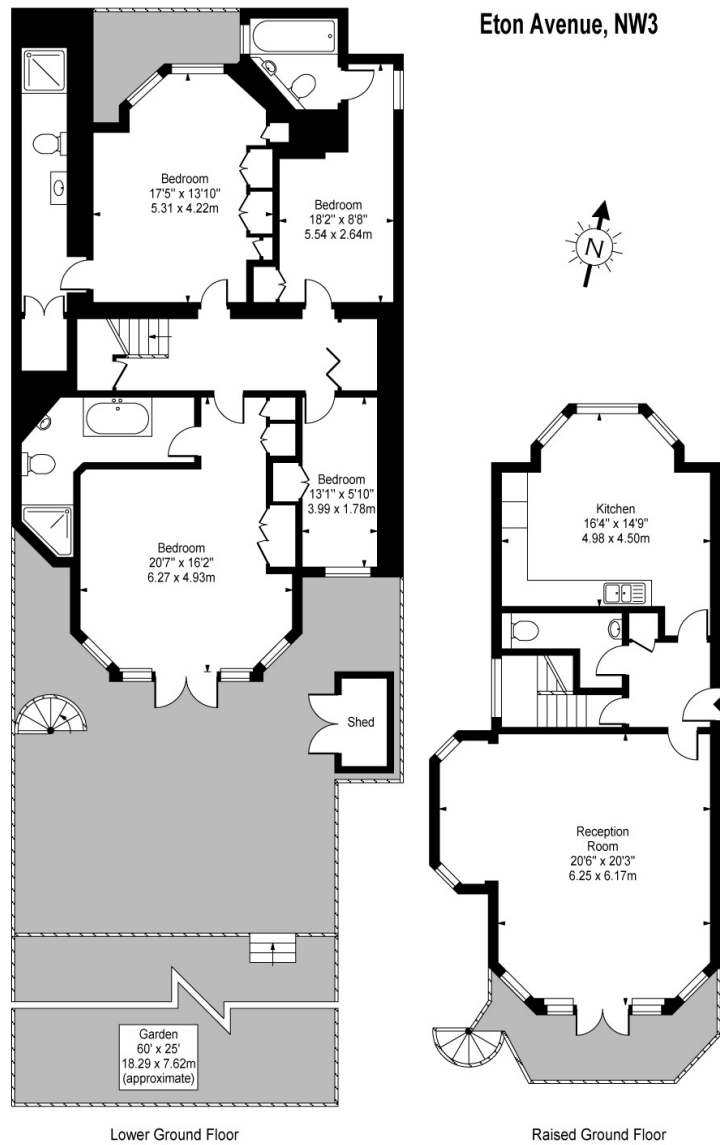




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) A                                  |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) A                                                      |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England, Scotland & Wales                                       | EU Directive 2002/91/EC |           |

Eton Avenue, NW3



Approx Gross Internal Area **1908 Sq Ft - 177.25 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.37033

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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## Long Description

A beautifully presented apartment comprising four bedrooms, three bathrooms and a stunning private south-facing garden, and extending to approximately 1908 sq. ft., arranged over the raised ground floor and garden levels of this ambassadorial-style detached red brick period house.

Situated on the raised ground floor is a stunning kitchen/ breakfast room, guest cloakroom, and a 20'6" bright reception with high ceilings and french doors leading onto a full-width terrace with spiral staircase down to a private landscaped south-facing garden. The garden level comprises three double bedrooms all with en suite, and a further single bedroom.

Set at the favoured end of what is widely regarded as one of Belsize Park's most prestigious roads, Eton Avenue is only 5 minutes' walk from the wide open spaces of Primrose Hill, and just moments from the many fashionable cafés and shops on Englands Lane as well as Primrose Hill's famous Manna and Limonia restaurants and Cowshed Primrose Hill, and is approximately midway between Belsize Park (Northern Line) and Swiss Cottage (Jubilee Line) Tube Stations.