

61 Eton Avenue – 1<sup>st</sup> Floor

VIDEO TOUR



Coming  
Soon



Guide Price £1,800,000



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## 1<sup>st</sup> Floor, 61 Eton Avenue

Ideal for working professionals or downsizers, this exceptional home offers the perfect balance of space, style, and convenience. This elegant 2-bedroom, 2-bathroom apartment on the 1st floor spans 1,416 square feet of impeccably maintained living space.

With generously sized bedrooms, impressive entertaining areas, and a prime location in Belsize Park, it is well-positioned between Hampstead Heath and Primrose Hill. Its proximity to the City and West End ensures effortless commuting to work and cultural events for those with busy lifestyles.

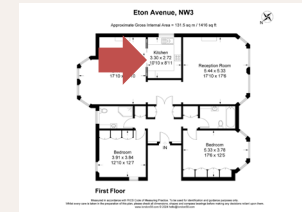
Perfect for entertaining, the high ceilings, hardwood floors, two working fireplaces, and abundant natural light streaming through ornate stained-glass windows make the space feel inviting and sophisticated, whether it is sunny outside or wintery cold. The building is exceptionally well-kept, with some of the finest communal areas we have seen. Move-in-ready, with the quintessential charm and proportions of the historic London properties in the area, this is the home you have been looking for.

The location is outstanding. Within 300 meters, you'll find prestigious schools like Trevor Roberts, The Hall, Hereward House, and Sarum Hall, making this an excellent choice for families. A short stroll takes you to Belsize Village and England's Lane, offering a vibrant community vibe, boutique shops, and charming cafes. Outdoor enthusiasts will appreciate being just 0.7 miles from Primrose Hill and within easy reach of Hampstead Heath. Transportation links are unparalleled. Swiss Cottage (Jubilee Line) is just 0.2 miles away, while Belsize Park (Northern Line) is 0.7 miles away, offering seamless access to central London, Mayfair, and Canary Wharf.



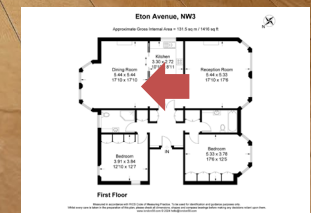






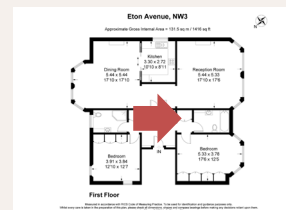
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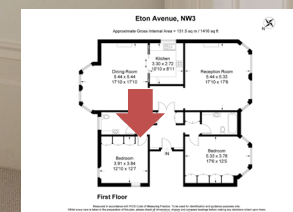






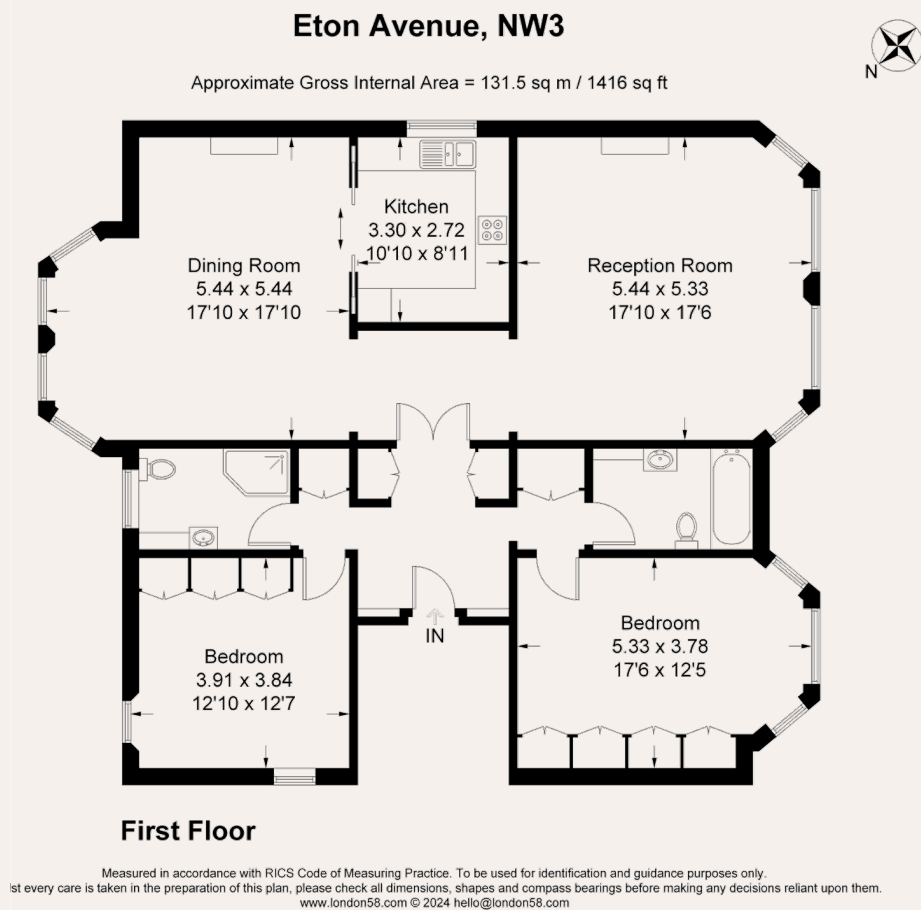






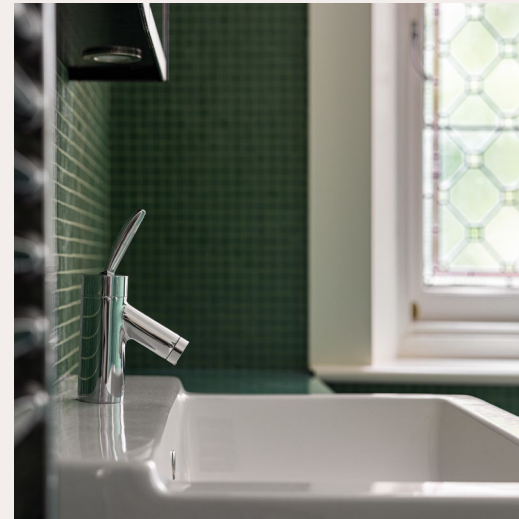


## Plans



## Location

Great things about the area include having Trevor Roberts, The Hall, Hereward House (my old school) and Sarum Hall, all within walking distance of 300 meters. Belsize Village and England's Lane are just a short walk away, with their friendly vibes and community. Primrose Hill is 0.7 miles away, and Hampstead Heath is nearby. With Swiss Cottage (Jubilee) Underground 0.2 miles away and Belsize Park 0.7 miles (Northern Line), you can easily be in Mayfair or Canary Wharf.



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