



Video Tour



Flat A, 59 Eton Avenue, London, NW3 3ET  
Guide Price £2,750,000



## Eton Avenue

Have my mum as your neighbour!

There are many great reasons to come and live in this stunning garden maisonette on Eton Avenue, but the fact that my mum lives three doors away has to be the top one.

There's no doubt that I am biased. In reality, many of you will love the fact it was refurbished only two years ago and has 3.5m ceiling heights in the reception, or prefer the vast 77' south facing sun-soaked garden with sauna, or place a higher value on having a magnificent eat-in kitchen with a table that sits next to some of the most beautiful windows I have ever seen overlooking those gardens. You may favour the excellent connectivity from the kitchen to the garden, with an external staircase straight down to the large paved seating area with electric heaters leading onto a lovely lawn, more than having my mum as your neighbour.

Some deluded people will think that having a three double bedroom apartment (all en-suite), with the master bedroom opening directly onto the garden, is better than having her close by, but that's because you haven't met her yet.





## Kitchen

17'9 x 15'4 (5.41 m x 4.67m)

Enjoy your coffee with the sun streaming through the ornate lead glass windows and garden view in this 3.5m+ ceiling bespoke kitchen equipped with an American style double door fridge freezer and Smeg Victoria dual fuel range cooker.



**Reception**

20'11 x 19'5 (6.38m x 5.92m)

Refurbished within the last two years, the reception boasts 3.5m+ ceilings, large windows with stained glass detail, herringbone hardwood flooring, a working gas fireplace and ornate cast iron heaters matching the stunning period features.



## Bedrooms

Master: 17' 11 x 14'10

Bed 1: 17;10 x 12'2

Bed 2: 11'2 x 10'10

Start your day in the sun-drenched and south-facing main bedroom, which opens directly onto the vast 77' garden. All three bedrooms benefit from en suite bathrooms.



## Garden

77'4" x 25'7" (23.57m x 7.80m)

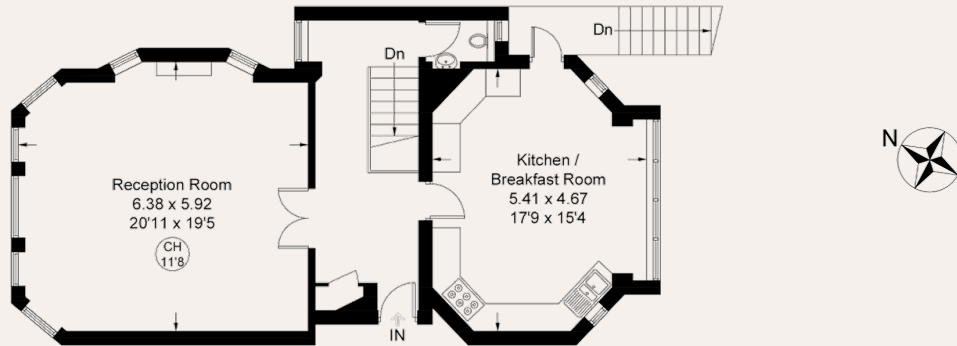
If being a short walk from Primrose Hill isn't enough, this expansive and private south-facing garden in Belsize Park is perfect for entertaining and letting your children run free. For those looking to relax, the sauna offers a peaceful space to decompress after a long day.



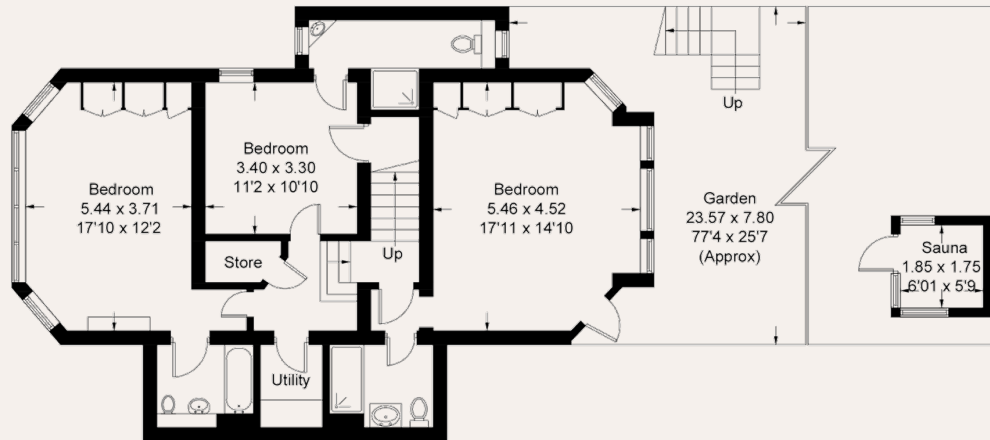
# Plan

## Eton Avenue, NW3

Approximate Gross Internal Area = 168.8 sq m / 1818 sq ft  
 Sauna = 3.3 sq m / 36 sq ft  
 Total = 172.1 sq m / 1854 sq ft



Raised Ground Floor



Lower Ground Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
[www.london58.com](http://www.london58.com) © 2023 hello@london58.com

# 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. BUT of course, the best thing about this area is (you guessed it) having my mum 30m away!

# Energy rating and score

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		





**K I R E**  
KEEPING IT REAL ESTATE

Penthouse, Akenside Court,  
26 Belsize Crescent – NW3 5QT

+44 203 909 5801

[info@kire.life](mailto:info@kire.life)

[www.kire.life](http://www.kire.life)

