

Eton Avenue

VIDEO TOUR



Guide Price £2,125,000



Eton Avenue

An Exceptional Family Flat in the Heart of Belsize Park

Perfectly positioned for families seeking proximity to some of London's finest schools, this beautifully appointed ground floor flat offers an outstanding lifestyle opportunity in one of Belsize Park's most convenient locations.

Spanning 1,372 sq ft, the property has been refurbished to a high standard, with particular care given to preserving its original period character. The reception room is a true centerpiece, featuring ornate leaded glass windows—carefully restored in 2017—that flood the space with natural light. High ceilings and detailed plasterwork further elevate the room's grandeur, creating an elegant yet welcoming setting for daily living and entertaining in an open-plan setup with the kitchen with double doors leading directly to the garden.

The accommodation comprises three bedrooms and three bathrooms (two en-suite), with the principal suite benefiting from great ceilings and excellent built-in storage. The fully fitted kitchen features high-spec appliances, underfloor heating, and excellent joinery throughout, while a separate utility room adds convenience.

The standout feature of this property is its expansive private garden, which wraps around the flat with south and west-facing aspects, offering abundant sunlight and direct access to a dedicated off-street parking space.

Located on a quiet residential street, the flat is within a short walk of several leading schools, including Trevor Roberts (160m), The Hall (272m), Hereward House (224m), and Sarum Hall (500m). The shops and cafés of Belsize Village and England's Lane provide a vibrant local community atmosphere, while Primrose Hill, Regent's Park and Hampstead Heath are all within easy reach for outdoor leisure.

Swiss Cottage Underground Station (Jubilee Line, 0.1 miles) and Belsize Park Underground Station (Northern Line, 0.55 miles) ensure excellent connectivity to central London, making this an ideal home for families balancing work and school life.

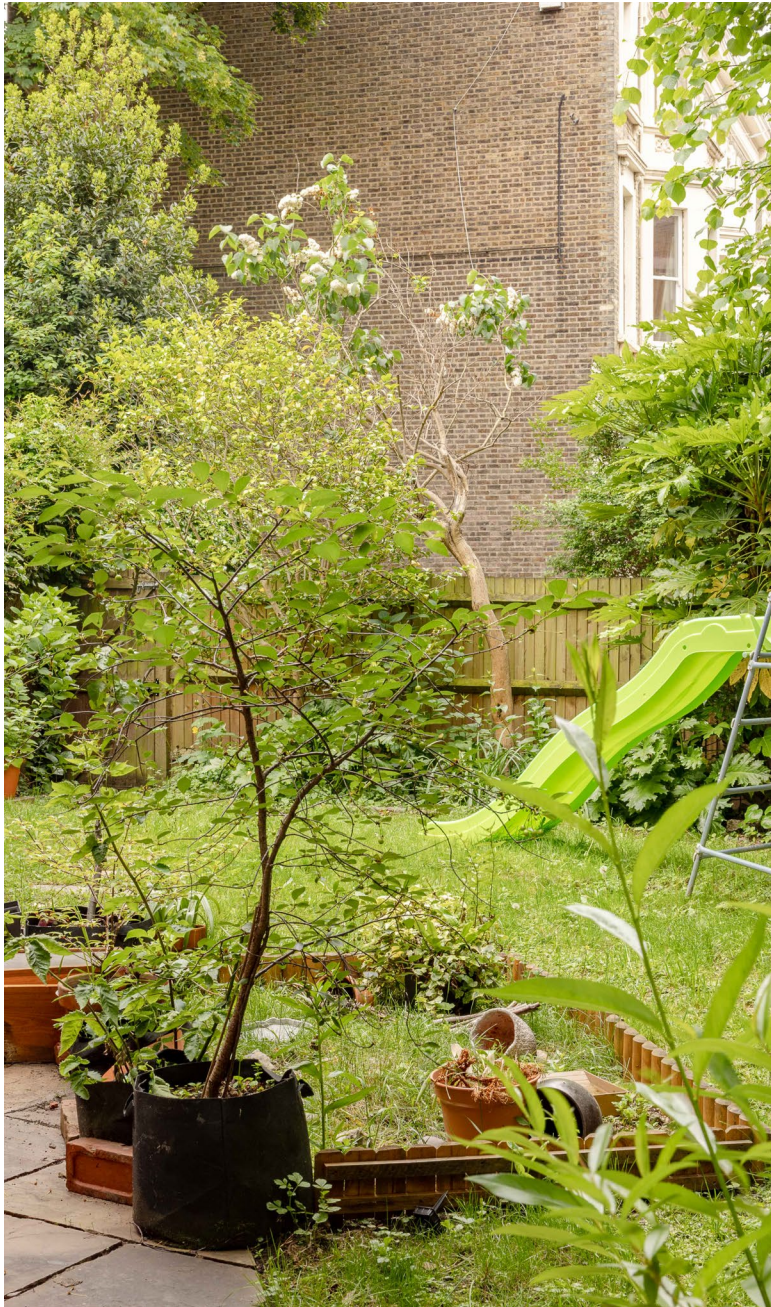


The bay window in the reception, ~150 years old, has been fully restored and is a remarkable centerpiece of the room.









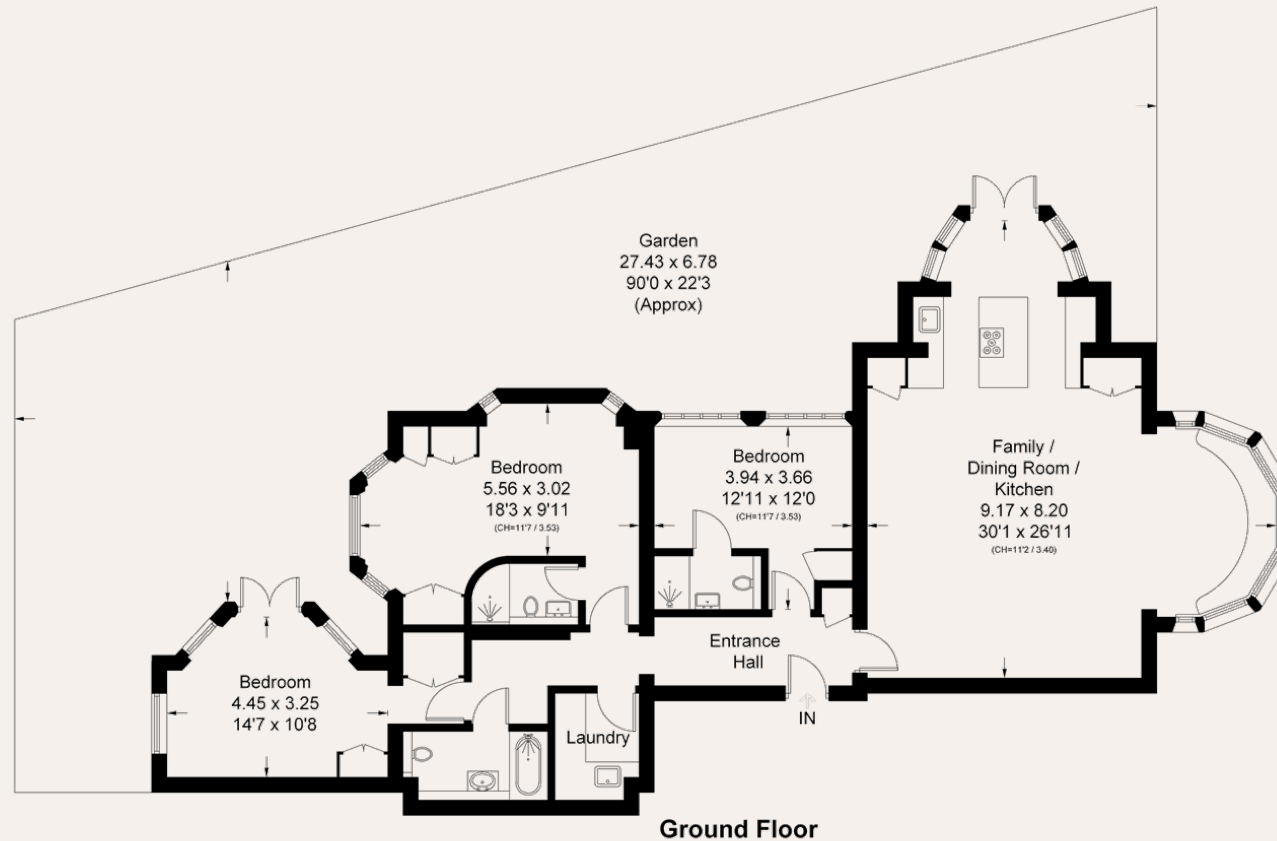




Plans

Eton Avenue, NW3

Approximate Gross Internal Area = 127.5 sq m / 1372 sq ft



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.
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Location

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Primrose Hill

Key Features

- Beautiful ground floor flat with 3 bedrooms, 3 bathrooms (2 en-suite) spanning 1,372 sq ft
- Phenomenal reception with original leaded windows and high ceilings
- South and west facing garden
- Off-street parking with direct from garden
- Fully refurbished in 2017 to a high standard, with great joinery and storage
- Prime location for leading schools and transport links



Other

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Heating

Central heating with underfloor heating throughout in the kitchen and bathrooms. Boiler replaced in 2019.

Electricity

National Grid

Sewage

Standard UK Domestic

Tenure Share of Freehold

Local Council Camden

Council Tax Band H, (£4,213 p/yr)

Service Charge ~£1,800 for 2024





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