



Eton Rise, Eton College Road | London | NW3

£2,800 Per month |

2 1 1 C

ADN
RESIDENTIAL

A beautifully presented two double bedroom apartment occupying the third floor of this sought-after mansion block, ideally located just 0.5 miles from Belsize Park Underground station (Northern Line).

Flooded with natural light, this elegant apartment offers well balanced accommodation comprising a generous reception room ideal for both relaxing and entertaining, a separate fully fitted kitchen, two spacious double bedrooms and a contemporary shower room. The property further benefits from lift access, with heating and hot water included within the rent.

Ideally positioned within easy reach of the boutiques, cafés and restaurants of Belsize Park, as well as the open green spaces of Primrose Hill and Hampstead Heath.

Council Tax Band: Camden – Band C
Security Deposit: £3230.75
Holding Deposit: £646.15
Deposits shown are based on an Assured Periodic Tenancy Agreement.

- Reception Room
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Inclusive Heating & Hot Water
- Permit Parking

Council Tax Band: C
EPC: C

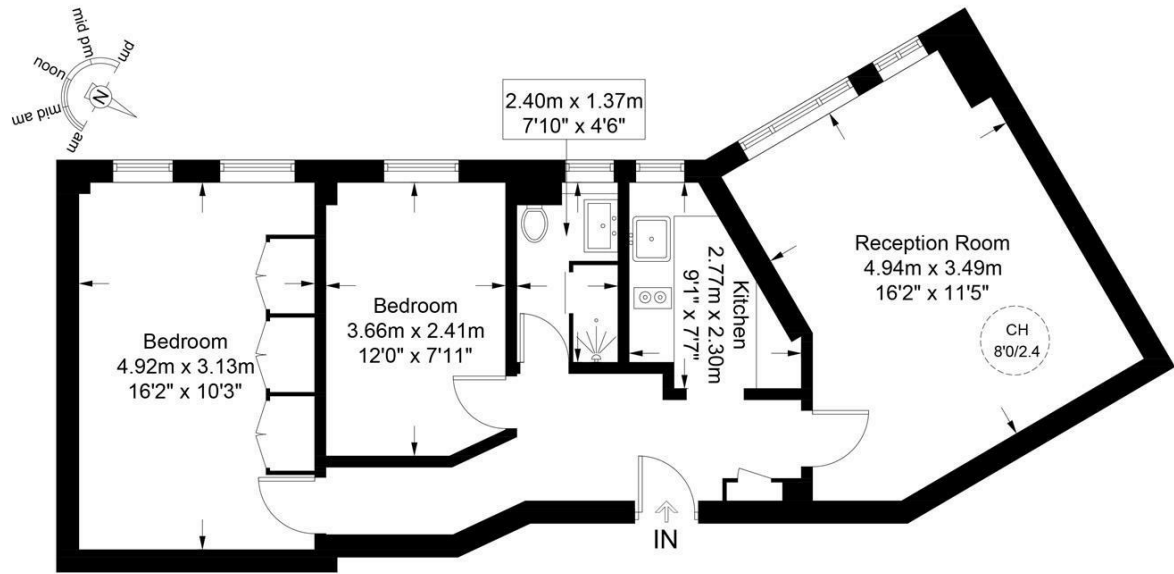




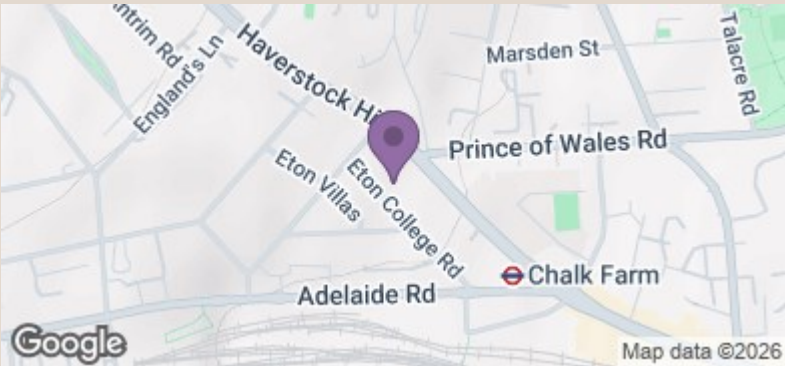


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Approximate Gross Internal Area = 681 sq ft / 63.3 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	