



Eton Avenue | London | NW3

£1,615 Per Week |

3 3 1 D

ADN
RESIDENTIAL

A simply stunning three bedroom, three bathroom duplex garden apartment located 0.1m from Swiss Cottage Underground station. (Jubilee Line) This beautiful apartment offers 1647 sq ft/152.7 sq m of well planned accommodation and comprises, spacious reception room with 3.5m high ceilings and French doors onto the balcony overlooking the 80 ft private garden, fully fitted modern kitchen/breakfast room with bay window, principal bedroom with outstanding storage, ensuite bathroom and garden access, two further bedrooms (one with ensuite bathroom) shower room and guest W.C. Additional benefits include wooden flooring, an abundance of natural light and period features. Eton Avenue is ideally positioned within the catchment for local schools and the amenities that Belsize Park & England's Lane has to offer.

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- | | |
|---------------------------|---------------|
| • Stunning Reception Room | • 3 Bedrooms |
| • Kitchen/Breakfast Room | • 3 Bathrooms |
| • 80 Ft Private Garden | • Balcony |
| • Wooden FLooring | |
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Council Tax Band: H
EPC: D



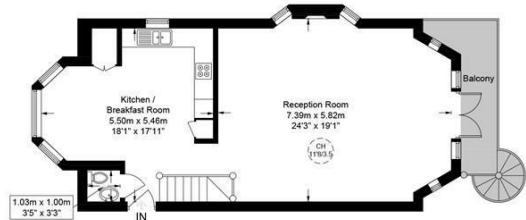
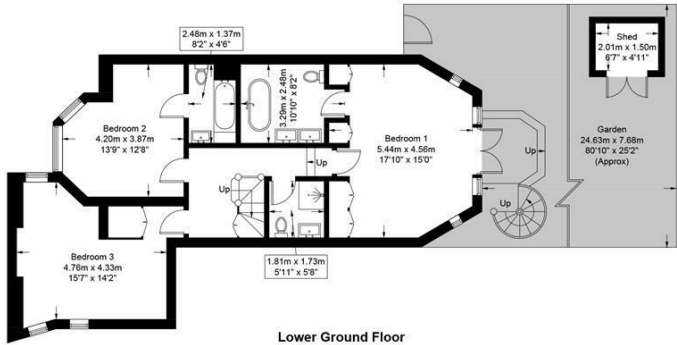
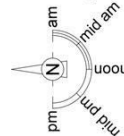




Henley Lodge, NW3

Approximate Gross Internal Area = 1644 sq ft / 152.7 sq m

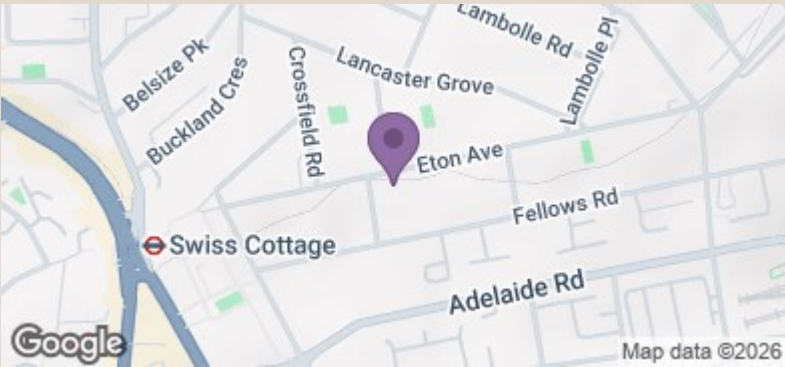
Shed = 32 sq ft / 3.0 sq m



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.



Certified Property Measurer



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		58	76
EU Directive 2002/91/EC			

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