



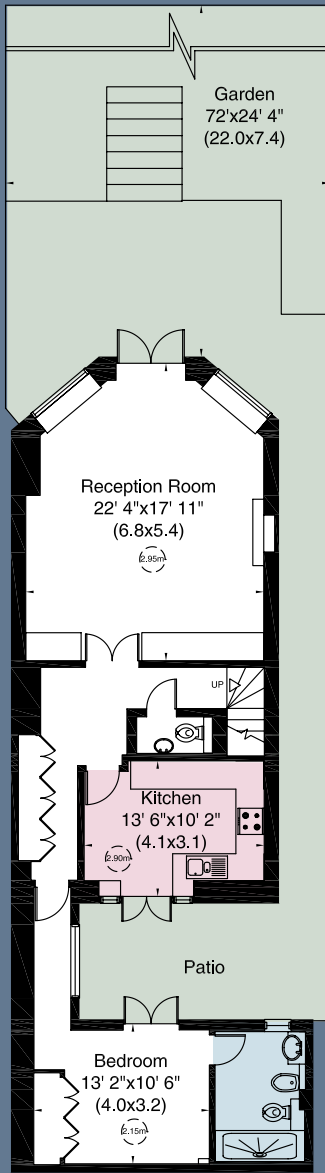
# ETON AVENUE

BELSIZE PARK NW3

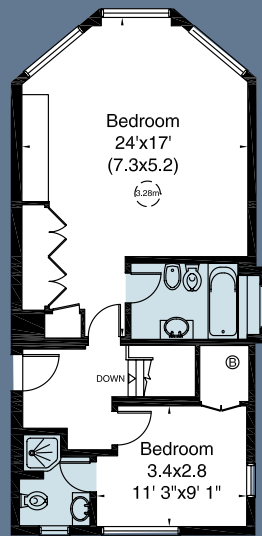
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AN EXCEPTIONAL THREE BEDROOM MAISONETTE  
SET OVER PART OF THE GROUND AND GARDEN FLOORS OF  
THIS IMPRESSIVE VICTORIAN DETACHED HOUSE.



Garden Floor



Ground Floor

Gross Internal Area (approx.)  
143 sq m (1,536 sq ft) Including Under 1.5m

This superb apartment offers bright and spacious accommodation which extends to 1536 sq ft (143 Sq m). Featuring barrel bay windows in the master bedroom and the drawing room which has French doors leading on to a large dining patio with steps up to a wonderful 72' private South facing garden.

The accommodation is generously proportioned with the entrance hall, master bedroom suite and guest suite on the raised floor with the kitchen/breakfast room, 22' x 17.11' reception room, third bedroom suite, cloakroom and courtyard on the ground floor.

Eton Avenue is a desirable tree lined street conveniently located for the shops and restaurants on Englands Lane, the Underground stations at Swiss Cottage and Belsize Park and a short walk from Primrose Hill.



### Accommodation

Communal Entrance • Entrance Hall • Master Bedroom with Ensuite Bathroom • Bedroom Two with Ensuite Shower Room • Reception/Dining Room • Eat In Kitchen • Bedroom Three with Ensuite Bathroom • Guest WC • Private 72' South Facing Garden • Courtyard Patio Storage • Entry Phone • Communal CCTV • Residents Parking CA-B • EER-E

### Terms

Tenure: Leasehold plus Share of Freehold  
Guide Price: Upon Application

**Misrepresentation Act 1967.** This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Brochure and Photography by **capitalgroup** 020 8671 5448



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