

Eton Rise, Eton College Road  
London, NW3

WAYNE & SILVER

# The Property

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A superb one-bedroom apartment (612 sq ft) set on the second floor of the highly regarded, lift-serviced purpose-built development, Eton Rise, on Eton College Road.

Recently refurbished and thoughtfully remodeled by the current owner, this bright south-west facing and well-proportioned apartment offers an impressive 18ft open-plan kitchen/reception room, ideal for both entertaining and everyday living. The spacious double bedroom benefits from fitted storage, while the sleek, contemporary bathroom features a generous walk-in shower.

Eton Rise is an attractive 1930s purpose-built building offering first-come, first-served off-street parking, a 24-hour porter and beautifully maintained communal gardens for residents. The property is superbly positioned for the amenities of Belsize Park, Primrose Hill and Camden, with Chalk Farm Underground Station (Northern Line) just a five-minute walk away.



# Key Features

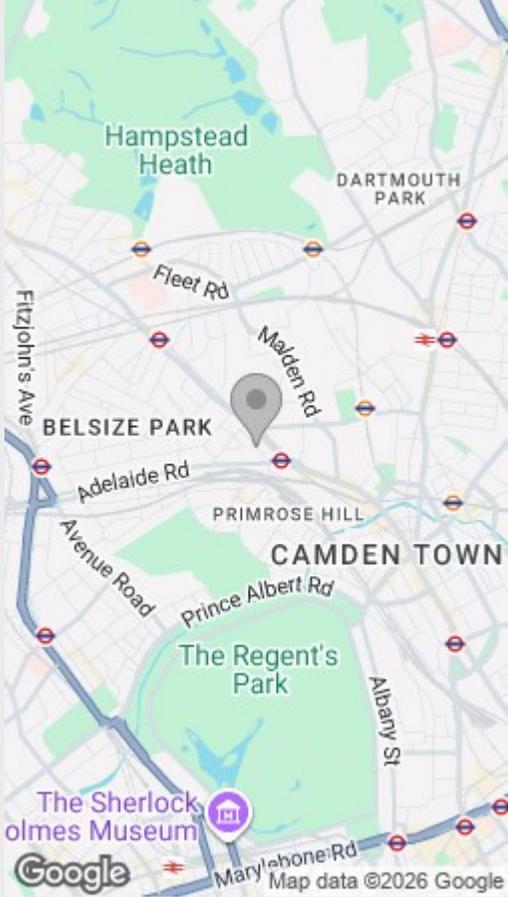
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- One bedroom apartment
- Refurbished throughout
- 612 sq ft / 56.9 sq m
- Lift serviced purpose built block
- South west facing





# Location





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## Eton Rise Eton College Road

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£595,000

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BEDROOMS

|

BATHROOMS

|

INTERNAL

612.00 sq ft

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EPC

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LOCAL COUNCIL

Camden

TAX BAND

C

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TENURE

Leasehold

YEARS REMAINING

172

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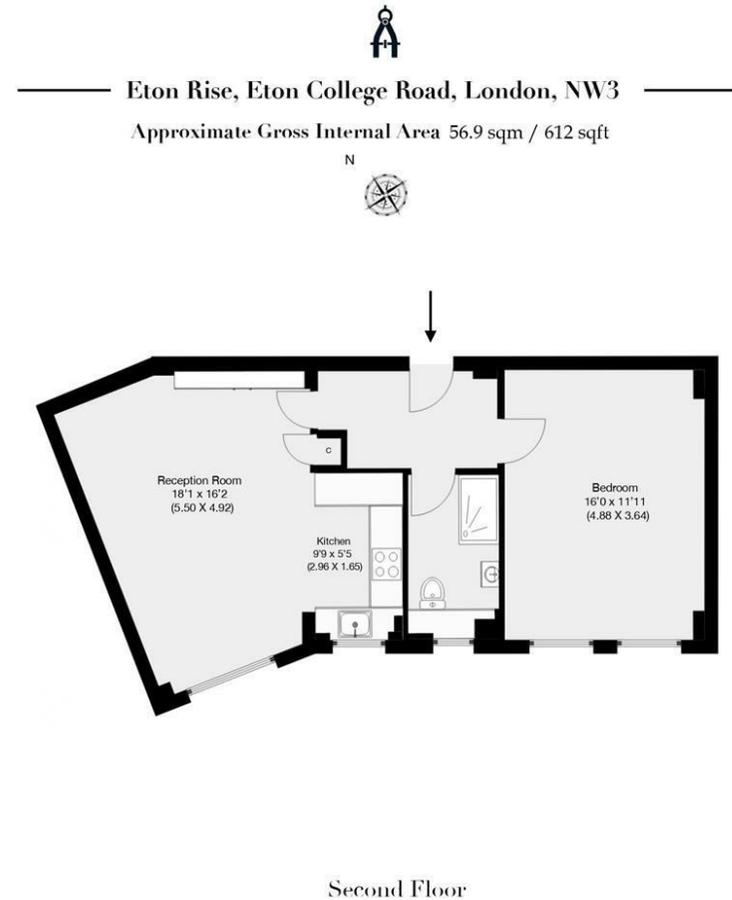
# Floorplan & EPC

£595,000

## IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective buyer or lease. Specifically no guarantee is given on the gross internal floor area of the property quoted on this plan and any figures given to assist guidance only and should be treated as such.

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

# WAYNE & SILVER

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We would be delighted to tell you more  
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