

# Hamptons

INTERNATIONAL



## Eton Avenue, London, NW3

4  2  2 

GUIDE PRICE

**£1,750,000**

**(£1,750,000)**

## Property details



### Key features

- **unique opportunity**
- **upper maisonette**
- **separate lower ground floor study/l**
- **3/4 bedrooms**
- **generous flexible accommodation**
- **brilliantly bright**
- **private roof terrace**
- **manicured communal garden**
- **Share of Freehold**
- **chain free**

### Attributes

- **Apartment**

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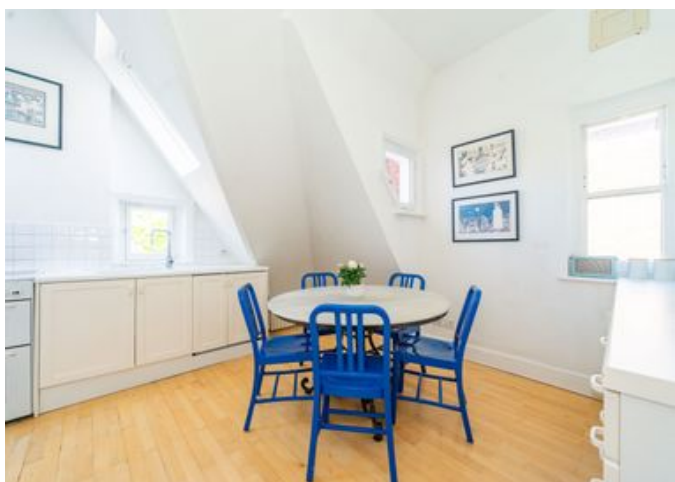
**£1,750,000**

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## Description

Spectacularly bright & spacious 3/4 bedroom upper maisonette with sun terrace, panoramic views, beautiful communal garden and separate study/home office. A rare opportunity to acquire a 3/4 bedroom maisonette together with a separate study/home office with private entrance, both forming part of this Grade II listed detached house along one of the area's sought after tree-lined avenues. The apartment offers spectacularly bright accommodation with a successful blend of characterful reception space and bedrooms, together with a private sun terrace overlooking the lawned communal garden with distant views beyond. The study, once used as a consulting room, enjoys a private entrance on the garden level of the building. Combined, the versatile accommodation is in excess of 1900 square feet. Situation Enjoying a position on the south side of this most popular residential address, the apartment conveniently enjoys access to an array of surrounding amenities, transport connections and favoured locations to include England's Lane, Belsize village, Swiss Cottage and Primrose Hill Property Ref Number: HAM-64347













# Floor plan

## ETON AVENUE

Approximate Gross Internal Area (excluding reduced headroom / eaves / void)

Lower Ground floor = 214 sq. ft. (19.9 sq. m.)

Second floor = 967 sq. ft. (89.2 sq. m.)

Third floor = 887 sq. ft. (82.4 sq. m.)

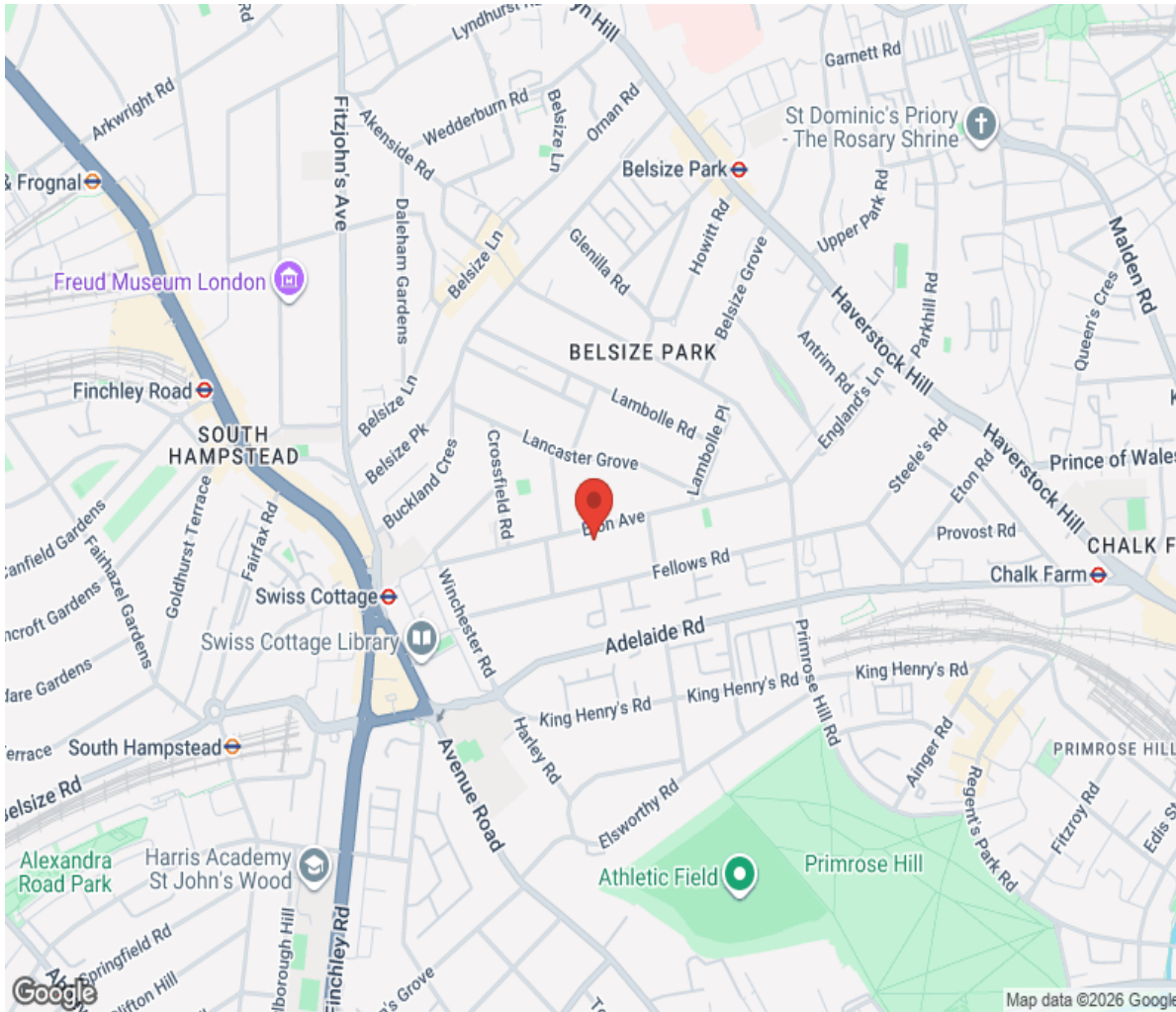
Reduced headroom / eaves = 254 sq. ft. (23.6 sq. m.)

Total = 1922 sq. ft. (178.6 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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.

# Location



**Hamptons**

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