

## Eton Avenue NW3 £3,098 PCM (£715 per week) - Camden Band F









Exceptional 1st floor apartment

Detached red brick period conversion

High quality kitchen with all appliances

Luxurious 3 piece bathroom

One of the areas finest roads

Off street parking and communal garden
Impressive reception with feature fireplace
2 substantial double bedrooms
Guest cloakroom and storage
Close to Swiss Cottage and Belsize Park tubes



**GROSS INTERNAL** FLOOR AREA 1076 SQ FT

## APPROX. GROSS INTERNAL FLOOR AREA 1076 SQ FT / 100 SQ M. **ETON AVENUE, NW3**

## PARKBP6688

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here,
measurements of doors, windows and rooms are approximate and no responsibility is taken
for any error, emission or mis-statement. These plans are

All SQ/FT calculations are approximate and calculated from measurments taken at the property. Different measurements will provide different SQ/FT conclusions. EPC surveys are calculated differently to these marketing plans, SQ/FT calculations will differ.

The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact. The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. All measurements are approximate