



Bright and Spacious Three Bedroom First Floor Apartment in Belsize Park

Eton Avenue, Belsize Park, NW3

Available Immediately - £1,269 per week (£5,500 PCM) *Fees may apply

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- Reception room
- Fully fitted kitchen
- Principle bedroom with study/office
- Two further double bedrooms
- Family bathroom
- Shower room

We are delighted to offer this spacious three double bedroom, first floor, family apartment located within easy walking distance to Primrose Hill and Swiss Cottage (Jubilee and Northern line underground stations). Vibrant Englands Lane - with its array of shops and cafes - is a short walk away. This home has exceptionally large rooms, with an added benefit of an anteroom off of the principle bedroom, which has previously been used as a study/office. An additional large bedroom could easily accommodate 2 (maybe more) children. The bathrooms have just been completely renovated and the whole flat has been redecorated in neutral tones throughout. This flat has been home to many happy families over the years.

- Available Immediately - Unfurnished
- Camden Council Tax Band: G £3,166.93 PA
- EPC Rating: 70/C
- Approx. Gross Internal Area: 1,918 Sq Ft



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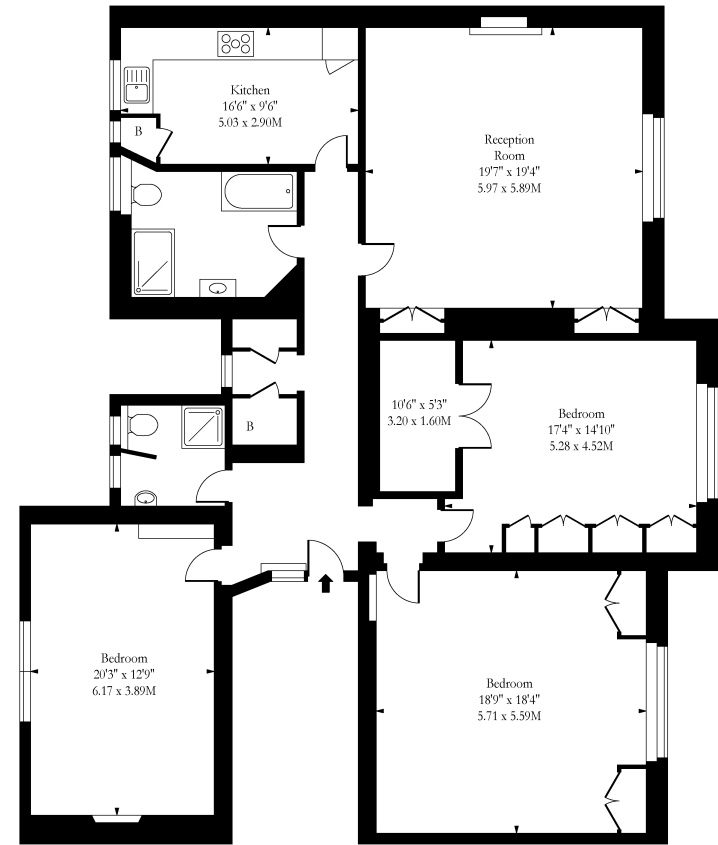
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Approx Gross Internal Area: **1,918 Sq Ft / 178.18 Sq M**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor

Approx Gross Internal Area 1918 Sq Ft - 178.18 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
 However all measurements are approximate.
 The floor plan is illustrative purposes only and is not to scale
www.tomekphotography.co.uk

* A holding deposit of 1 weeks rent will be offset against the initial rental payment. The necessary paperwork should be completed within 15 days or such longer period as might be agreed. A security deposit equivalent to 5 weeks rent to be held during the tenancy against unpaid rent, bills, dilapidations and any other costs or losses incurred. Contract variations £50, Change of sharer £50, all inclusive of VAT at the prevailing rate.

Please note that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included