



Eton Avenue | London | NW3

Asking price £1,095,000 | Share of Freehold

 2  2  1  C

ADN
RESIDENTIAL

Tucked away on a peaceful, tree-lined street in the centre of Belsize Park, this attractive two-bedroom, two-bathroom garden flat offers a wonderful blend of space, comfort and character.

The home has its own private side entrance and opens into a generous, light-filled living space with high ceilings and French doors leading directly to a secluded garden. The main bedroom feels bright and spacious, featuring a skylight, walk-in wardrobe and full-height fitted storage. The second bedroom—currently arranged as a home office—benefits from its own bathroom and can easily serve as a children’s room or welcoming guest space.

Thoughtful design ensures excellent storage throughout, including built-in cabinetry, a dedicated laundry area, and room for a wine fridge, all contributing to a highly functional layout. Positioned within a well-kept period building, this is a cherished home in an enviable neighbourhood.

Eton Avenue is ideally located just moments from the shops, cafés and transport options of Belsize Park, with Swiss Cottage station only 3 minutes away and Belsize Park underground station a 10-minute walk.

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|---------------------------|------------------------|
| • Private Garden | • Private Entrance |
| • 2 Bedrooms | • 2 Bathrooms |
| • Spacious Reception Room | • Fully Fitted Kitchen |
| • Permit Parking | |
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Council Tax Band: E
EPC: C





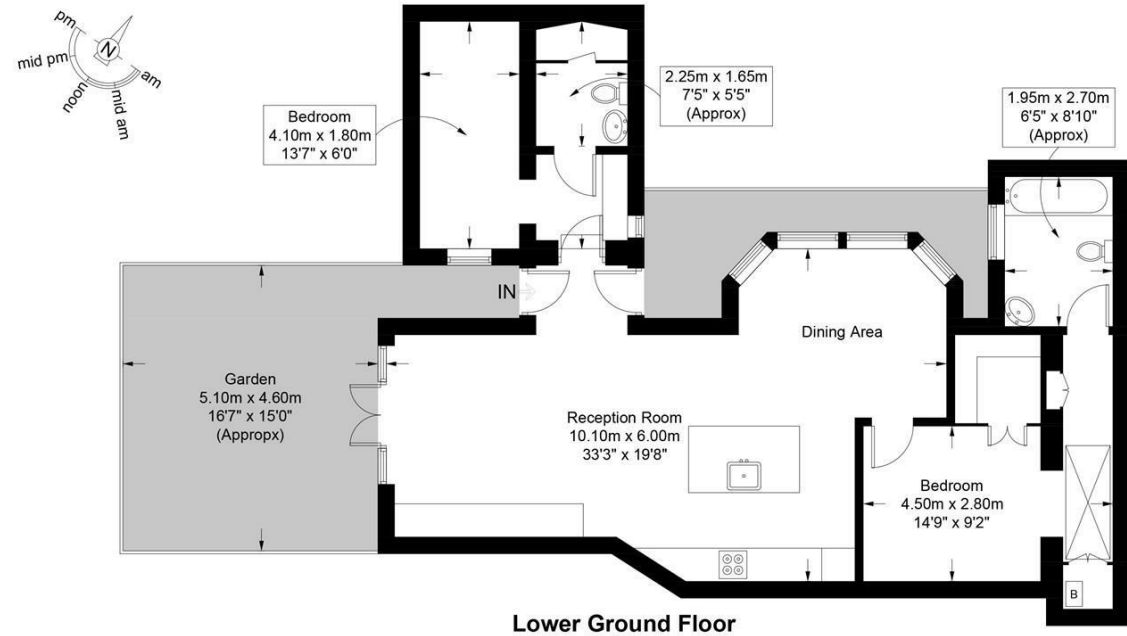






Eton Avenue

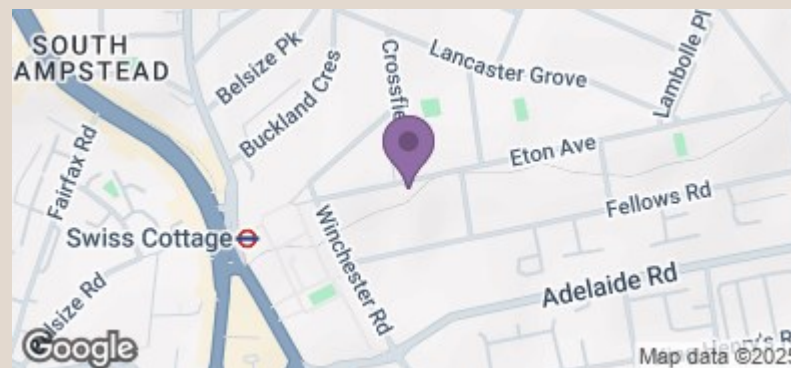
Approximate Gross Internal Area = 911 sq ft / 84.7 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified Property Measurer



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	77
EU Directive 2002/91/EC		

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