

61 Eton Avenue – 2nd & 3rd Floor

VIDEO TOUR



Coming
Soon



Guide Price £2,750,000



K I R E
KEEPING IT REAL ESTATE



61 Eton Avenue - 2nd & 3rd Floor

Located on the picturesque, tree-lined Eton Avenue, this exquisite apartment occupies the second and third floors of a distinguished brick building with Swiss architectural details that make it unique on the street.

Spanning 2,310 sq ft, the property boasts three spacious bedrooms, a study, and an expansive reception and dining area with working gas fireplaces, and stunning lead glass windows that flood the space with natural light throughout the day. The current owner loves using the big entertaining rooms with high ceilings and great flow between them to host dinner parties.

When walking through the home, you will notice that the owners have curated the design and details of the home as beautifully as their art, furniture and worldly belongings. It is not loud and ostentatious, but rather deliberately calm and smooth. A uniform style combining shapes, geometry and soft colours that complement the dark wood floors, fitting harmoniously together. Looking out over the green gardens and foliage of Belsize Park, the home feels like an escape from the world below.

The Italian-designed kitchen, renovated six years ago, pairs modern elegance with functionality, while a small terrace offers a space to put a barbeque for summer cooking.

The quality of the finished on the immaculately maintained property is evident throughout – if you are searching for a place you can move into with no work, look no further.



Impeccably maintained communal areas include a striking stained-glass double-door entrance and checkered floor, creating an elevated sense of arrival.

















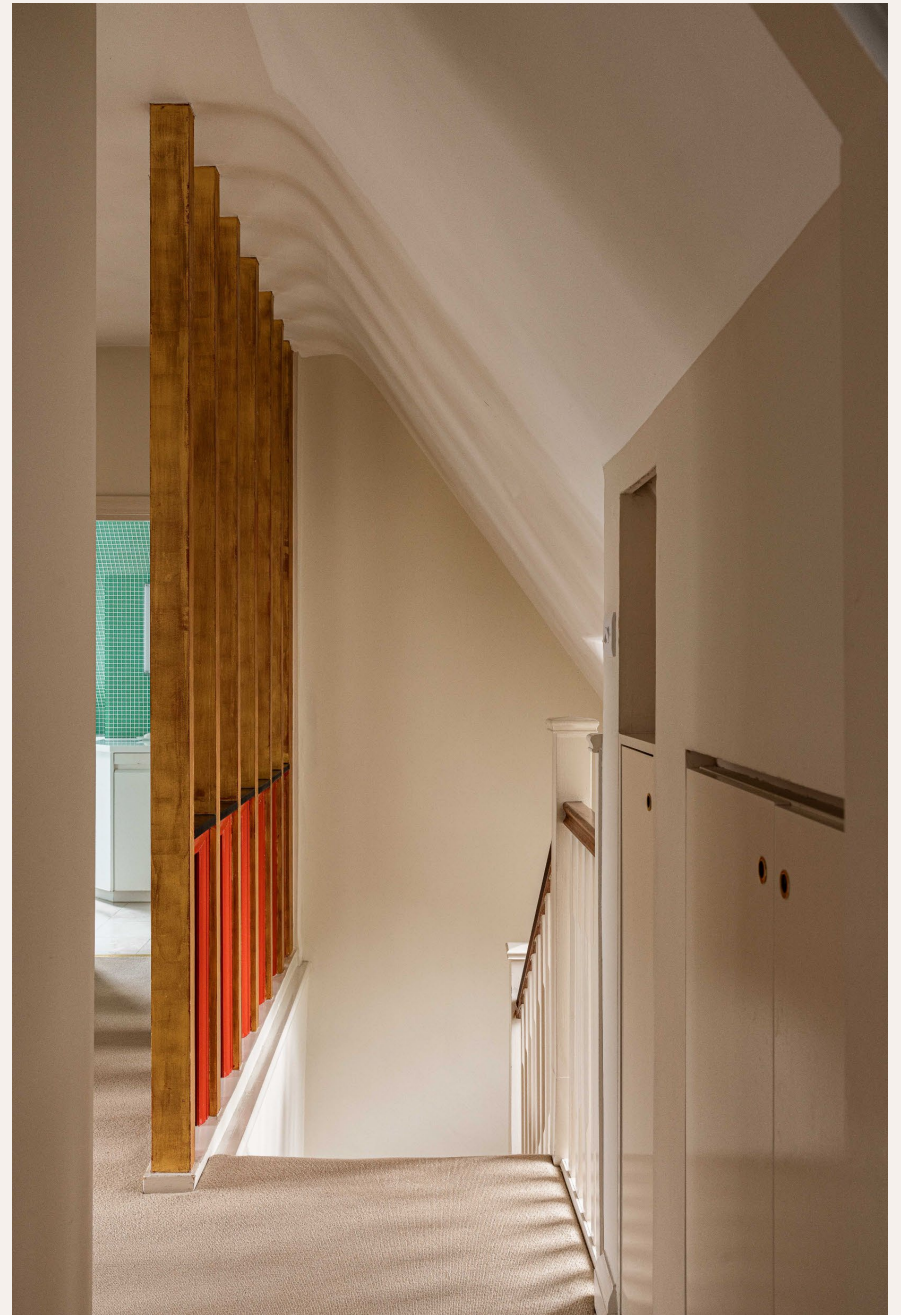








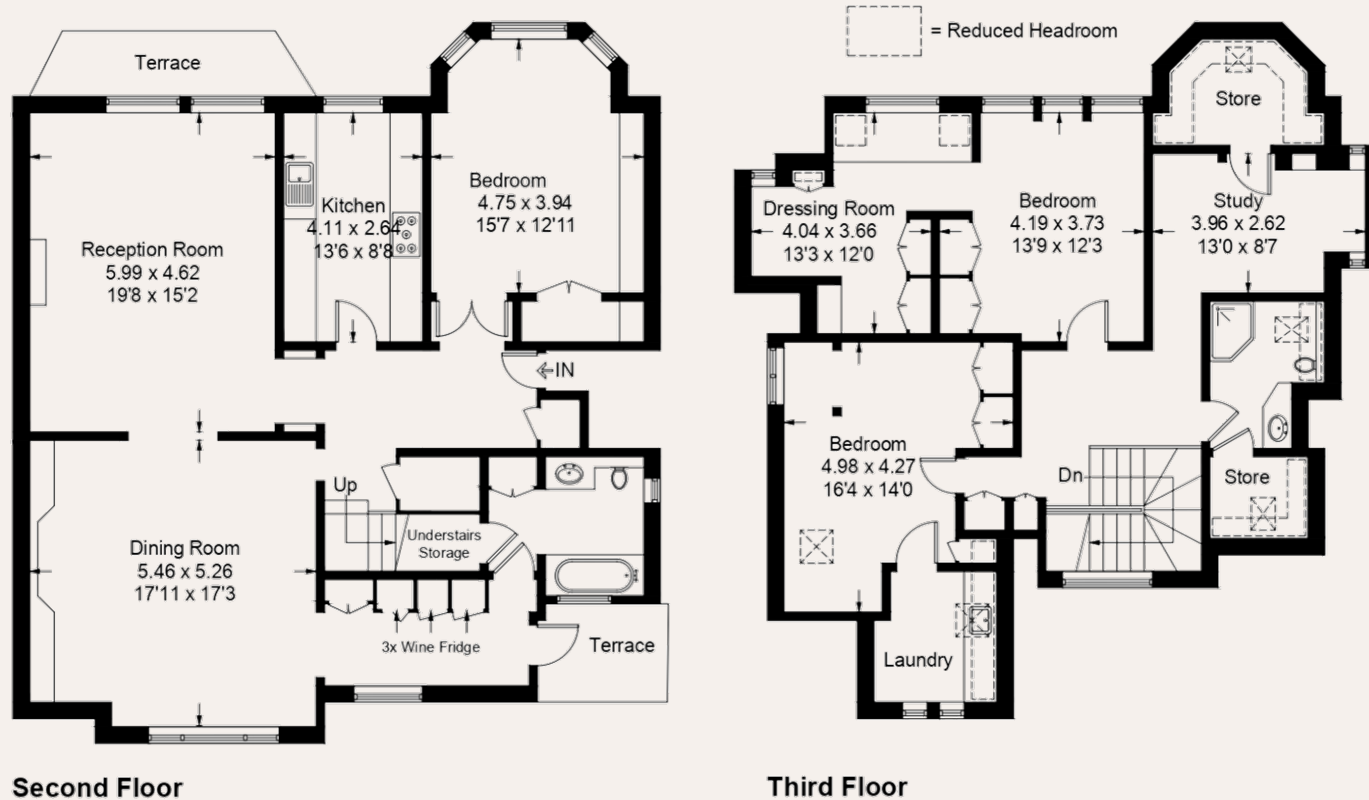




Plans

Eton Avenue, NW3

Approximate Gross Internal Area = 214.6 sq m / 2310 sq ft
(Including Reduced Headroom)

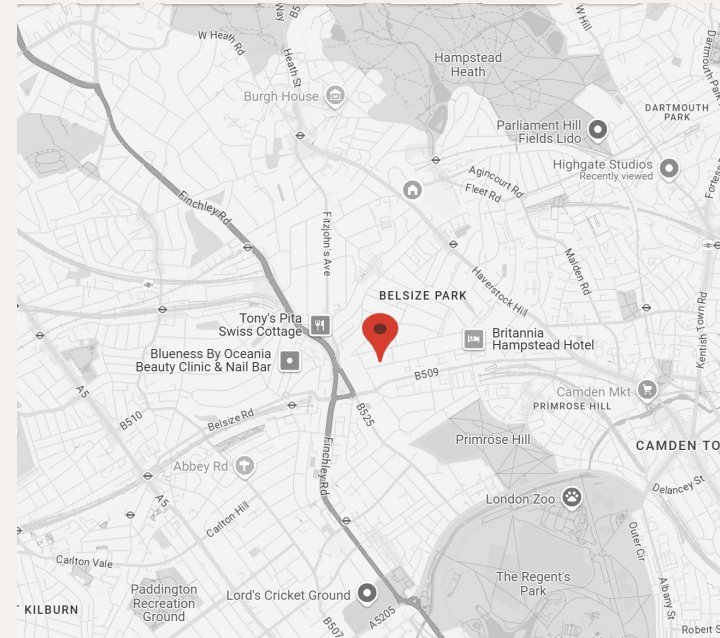


Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
www.london58.com © 2024 hello@london58.com

IMPORTANT NOTICE. KIRE, 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 KIRE have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Location

Great things about the area include having Trevor Roberts, The Hall, Hereward House (my old school) and Sarum Hall, all within walking distance of 300 meters. Belsize Village and England's Lane are just a short walk away, with their friendly vibes and community. Primrose Hill is 0.7 miles away, and Hampstead Heath is nearby. With Swiss Cottage (Jubilee) Underground 0.2 miles away and Belsize Park 0.7 miles (Northern Line), you can easily be in Mayfair or Canary Wharf.



Other

- Share of freehold
- Italian kitchen remodeled 6-7 years ago with Gaggenau appliances
- 2 x working gas fireplaces
- Service charge ~£2,000 per year, mainly to cover insurance
- AC – No
- Underfloor heating – No
- Bathrooms have heated towel racks.
- Parking – street resident
- Lead glass windows, great morning and afternoon light
- Well maintained communal areas
- Swiss details on front of building are unique for the street.
- Banham alarm with monitoring fitted

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



K I R E
KEEPING IT REAL ESTATE

5 Pond Street
London, NW3 5QT
+44 203 909 5801
hello@kire.co.uk
www.kire.co.uk