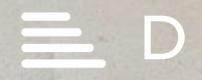




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**HUNTERS®**  
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# Eton Avenue, London

£350,000



Notice Of Offer: Property Address: Flat 4, 42 Eton Avenue, London

We advise that an offer has been made for the above property in the sum of £360,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 223 West End Lane, London, NW3 3HL

Agents Telephone Number: 020 7431 4777

\*Cash buyers\* A one bedroom first floor apartment offering over 600 sq.ft of living space and requiring some updating. The property has an unexpired lease term of 42 years and is sold chain free.

Eton Avenue is a desirable tree lined street, ideally located for access to the open spaces of Primrose Hill (0.5m) and the fashionable shops, and pavement cafes on Englands Lane, Belsize Park (0.2m), together with convenient transport links at Swiss Cottage Tube (Jubilee Line 0.4m), and Belsize Park tube station (Northern Line 0.5m). There are excellent schools in the neighbourhood, and the prestigious Hampstead Theatre is close by (0.3m).

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | [www.hunters.com](http://www.hunters.com)



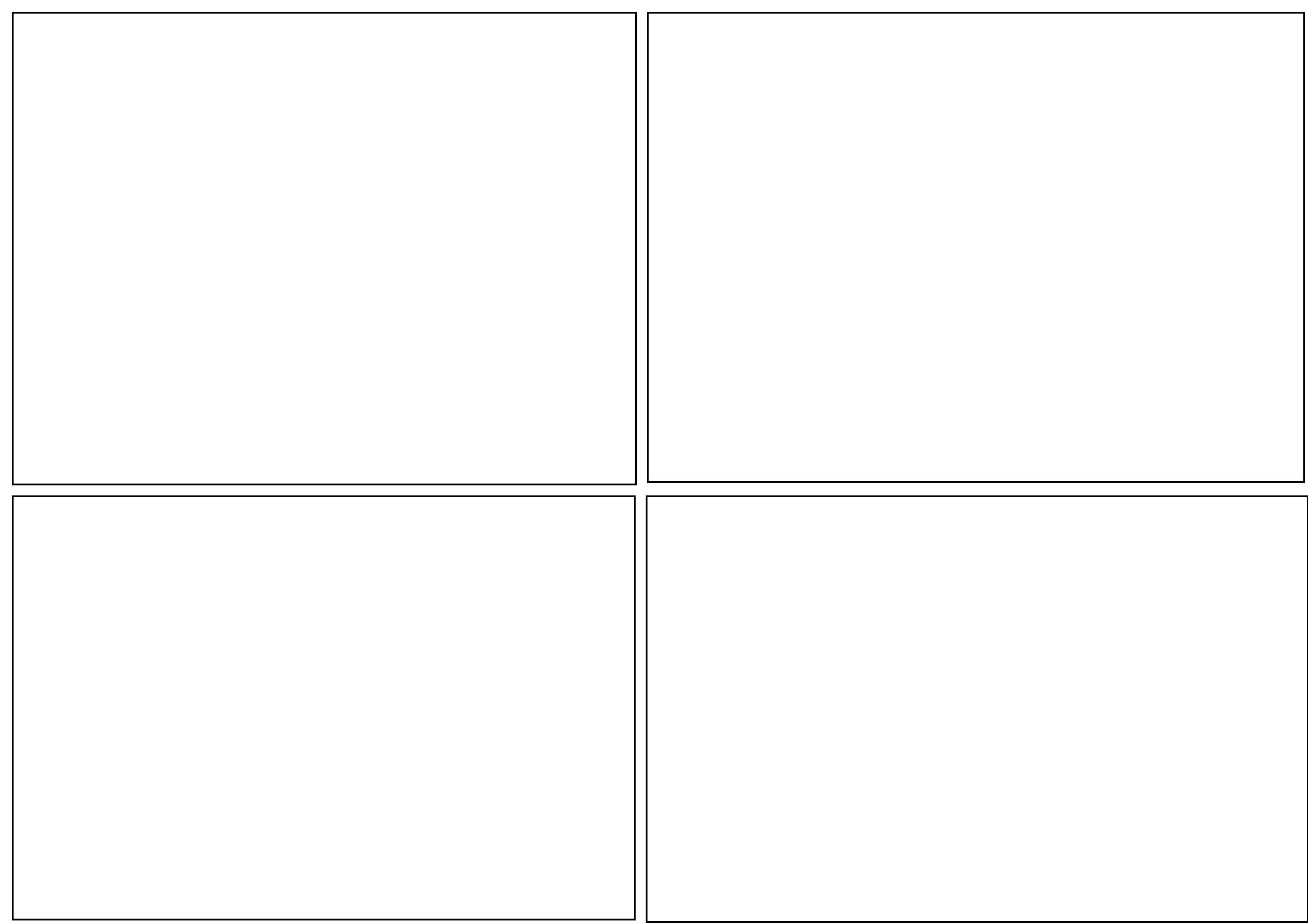
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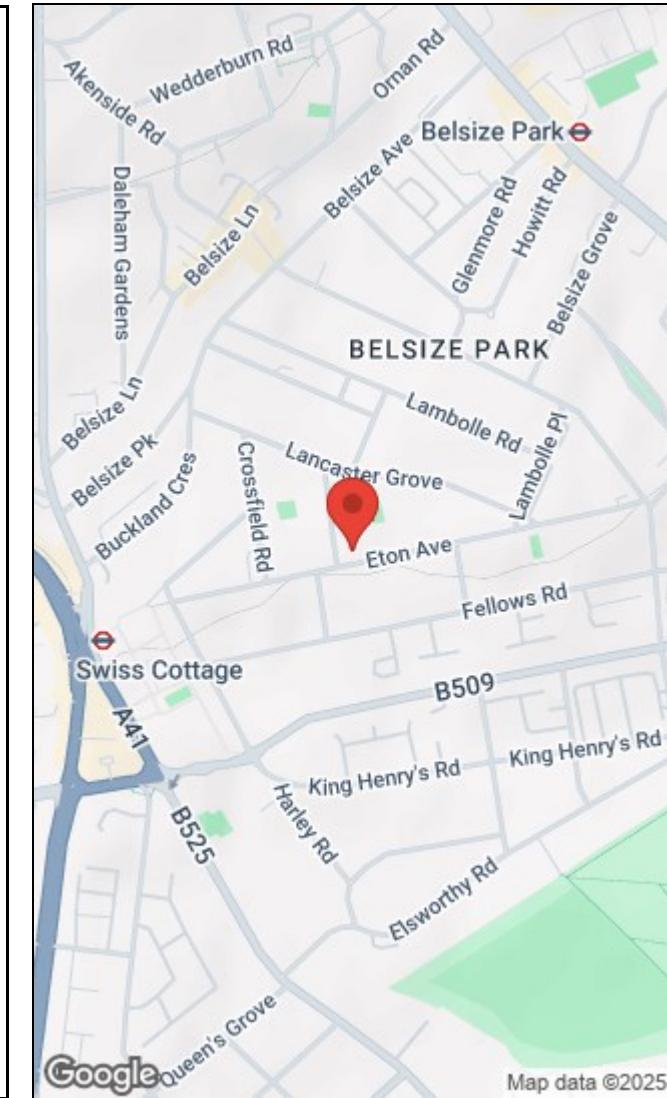
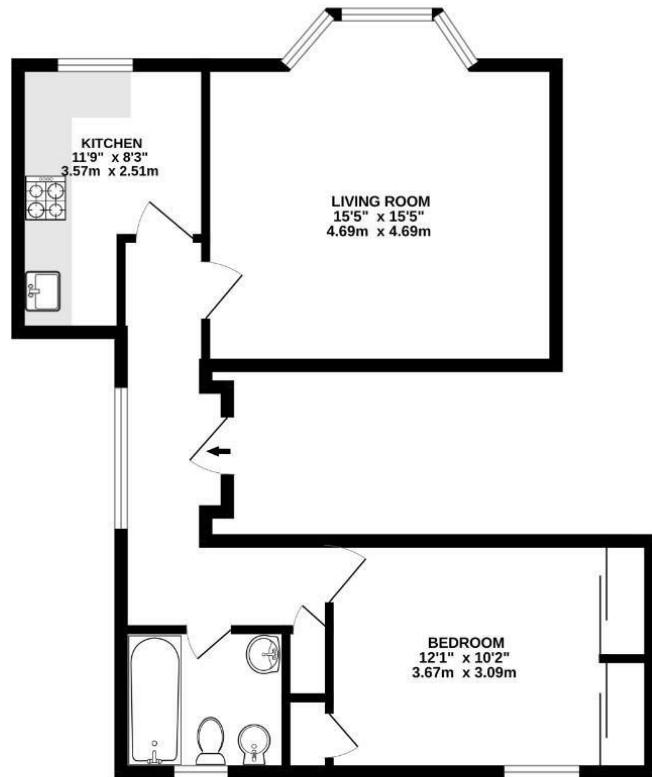
## KEY FEATURES

- One bedroom first floor apartment
  - 42 year lease unexpired
  - Requires some updating
  - Over 600 sq.ft of living space
- Access to Swiss Cottage, Belsize Park and Chalk Farm transport links
  - Sold Chain Free





FIRST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	EU Directive 2002/91/EC	78	64
England & Wales		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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