



**VITA**  
*Properties*

Maxwell Court, Eton Avenue, Belsize Park, London NW3 | £1,600,000

- Three Bed, Two Bath
- Conservatory
- Bright and Spacious
- Excellent Amenities

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

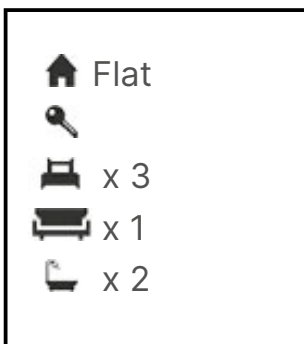
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An incredible opportunity to purchase this spacious (approx.1500 Sq Ft) three bed, two bath apartment set in this gorgeous red brick building on Eton Avenue, NW3.

Entering this property you are welcomed by a large hallway and immediately you will notice the lovely, free-flowing layout through to a bright and inviting reception room/ dining room with double doors leading to the garden which comprises of a private patio space with steps leading down to a lush green communal garden. A well proportioned, eat-in kitchen, two large double bedrooms, the master offering ample space and a sleek and modern en-suite bathroom, and a second double bedroom which is currently fitted out as a study, separate family shower room and finally the beautiful addition of a large conservatory, allowing enjoyment of the stunning south-east facing garden. This timeless property boasts high ceilings and includes one allocated parking space.

Eton Avenue is a prime London location which offers the beauty of

y shops, bars, restaurants and other amenities on your doorstep, as well as a selection of highly rated local schools and nurseries. Set within walking distance to Swiss Cottage (Jubilee Line).



Oliver Kent

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Belsize Park on one side, and the practicality of Swiss Cottage on the other. There a  
"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

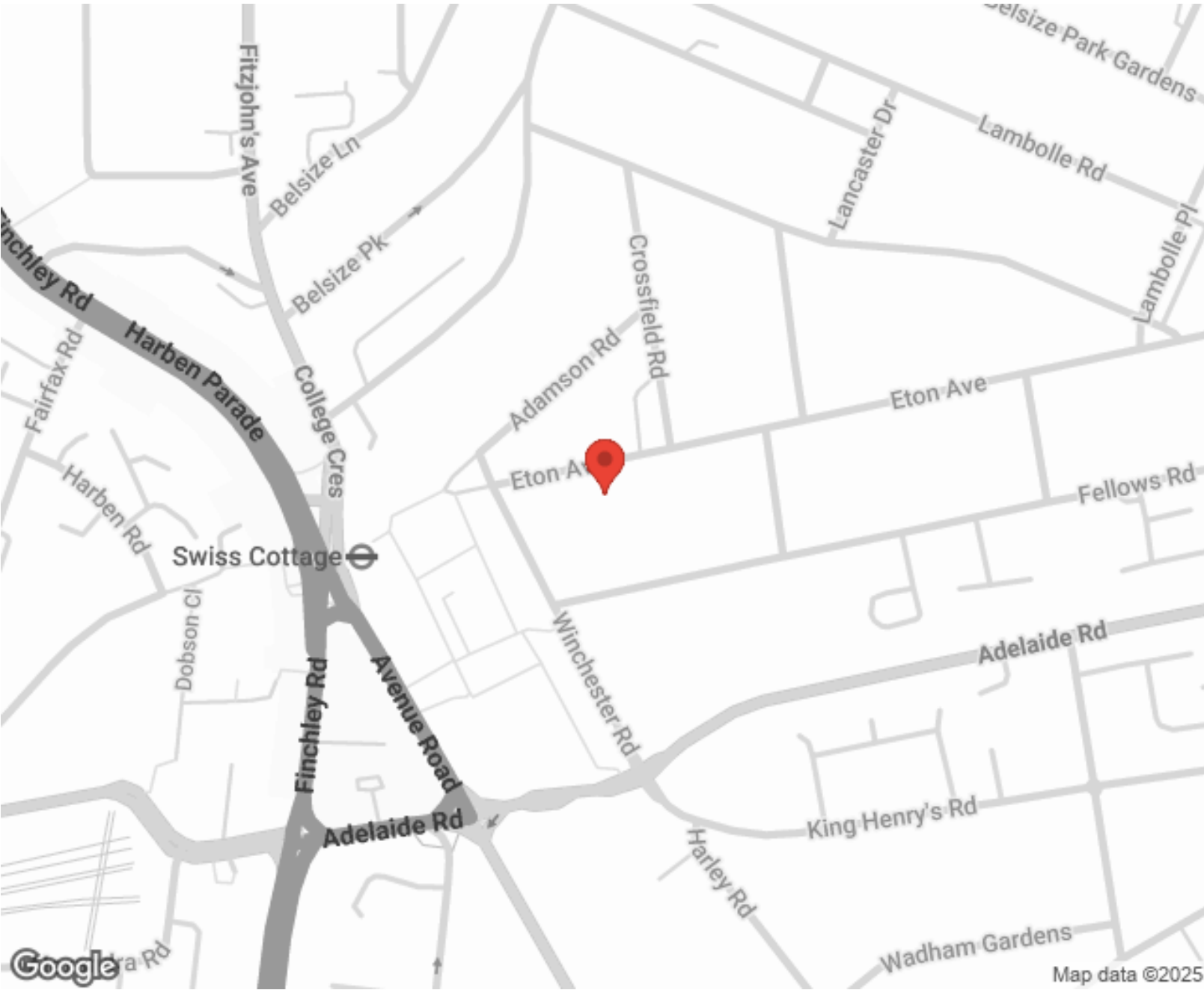
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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4.9 Stars | 132 Reviews

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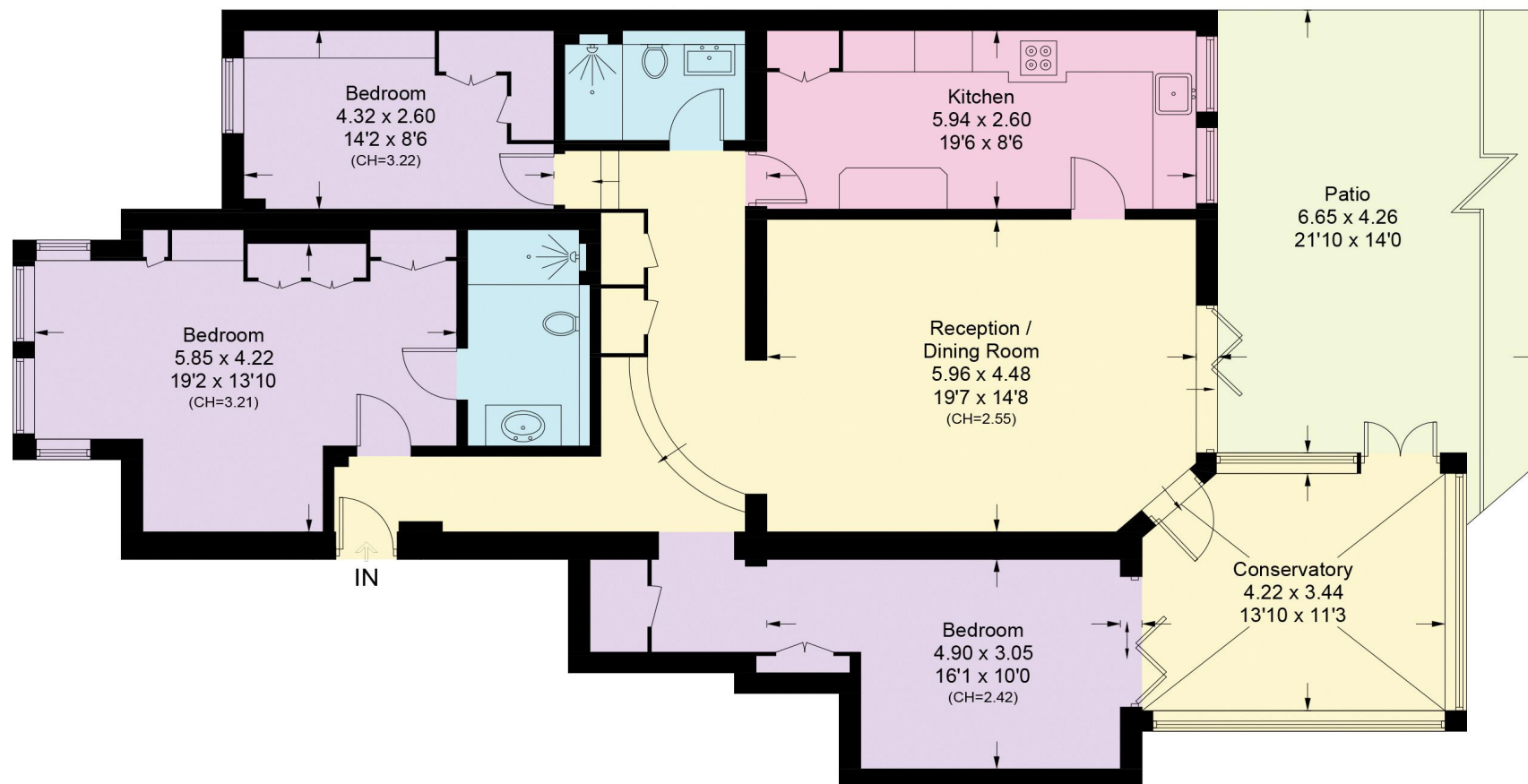
# Eton Avenue, NW3

Approximate Area = 141.2 sq m / 1520 sq ft

Loft Storage = 11.8 sq m / 127 sq ft

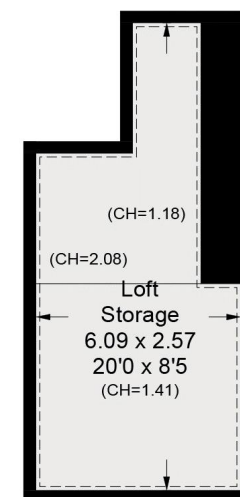
Total = 153 sq m / 1647 sq ft

Including Limited Use Area (11.8 sq m / 127 sq ft)



## Ground Floor

Approximate Area = 141.2 sq m / 1520 sq ft



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
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.