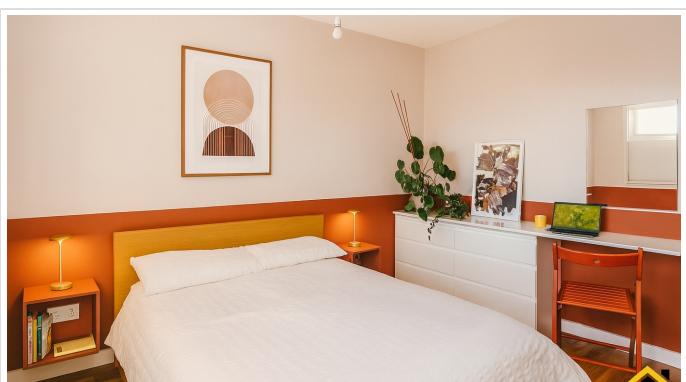
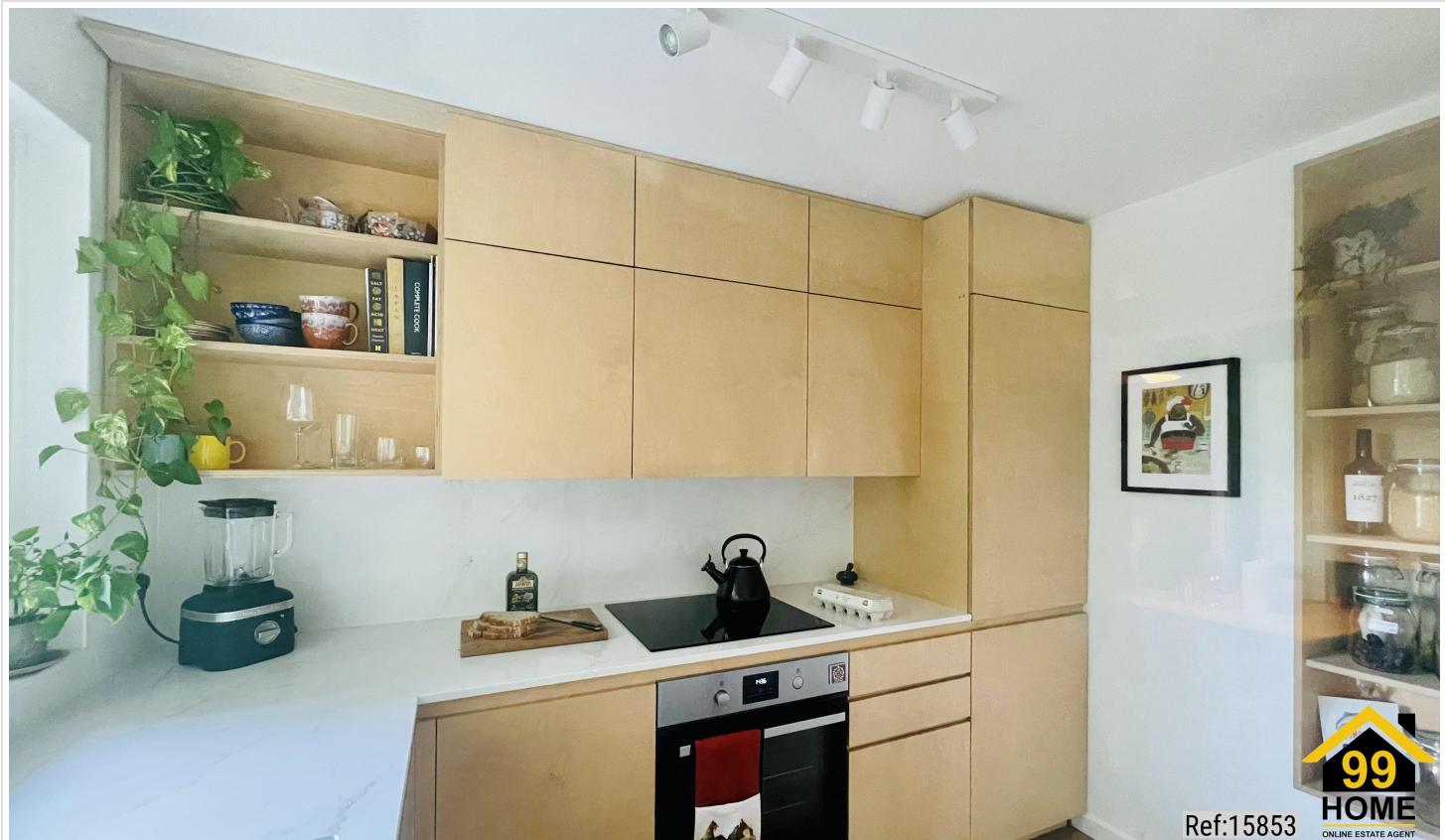


1 Bed Flat In Dartmouth Park Hill , London, N19 5HY

£395,000



SHORT DESCRIPTION

Property Ref: 15853 A beautiful home in the desirable location of Dartmouth Park (minutes from Archway and Tufnell Park stations and amenities whilst also being a short walk to Hampstead Heath, Waterlow Park and Highgate). The property boasts a dual aspect, generous plan with east-facing bedroom and west-facing living room with separate kitchen (but potential to combine) and significant storage-WFH space. all recently renovated to a high standard with quartz kitchen worktop and birch cabinetry which is also carried into the bedroom. A perfect blend of classic 1980s Camden architecture, modern internal comfort, and north London community living in a desirable area. We have loved living here and will be sad to leave, but having started a family, are now looking to relocate. Property Type: Flat Full selling price: £395000.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Years): 89 Yearly Ground Rent Cost: £10.00 Yearly Management Cost: £1452.00 Council tax band: C EPC rating: C Measurement: 559.723 sq ft. Outside Space: Balcony Parking: On street Heating Type: Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied -----

1

Bed Room(s)

1

Bath Room(s)

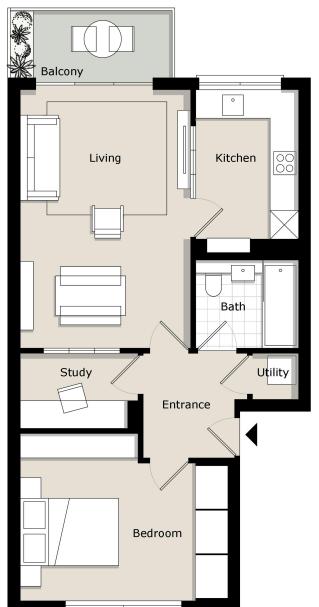
1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



48.2sqm (approx. internal area)

Room	W	L
Living	3.3m	5.0m
Kitchen	2.0m	2.9m
Bedroom	4.0m	3.3m
Bath	2.0m	1.7m
Study	2.3m	1.3m
Entrance	2.0m	2.0m
Utility	0.8m	0.9m

External	W	L
Balcony	3.0m	1.3m

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area quoted), room dimensions and room areas quoted are not guaranteed, they cannot be relied upon for any purpose and the vendor, agent and estate agent accept no responsibility for any error, omission or misstatement. A party must rely upon its own inspection(s).

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	52 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

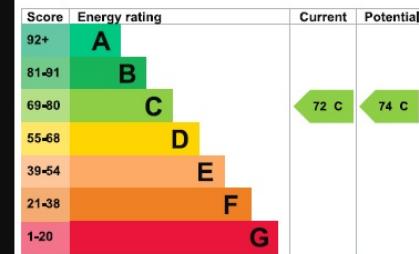
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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