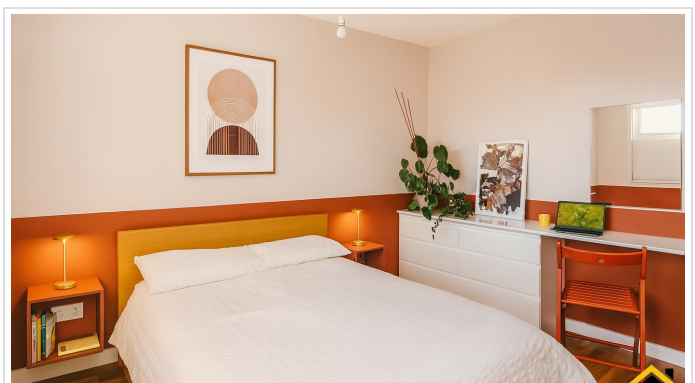
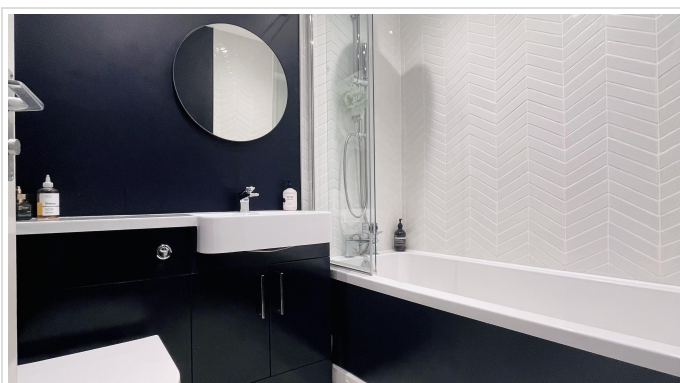


## 1 Bed Flat In Dartmouth Park Hill , London, N19 5HY

£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

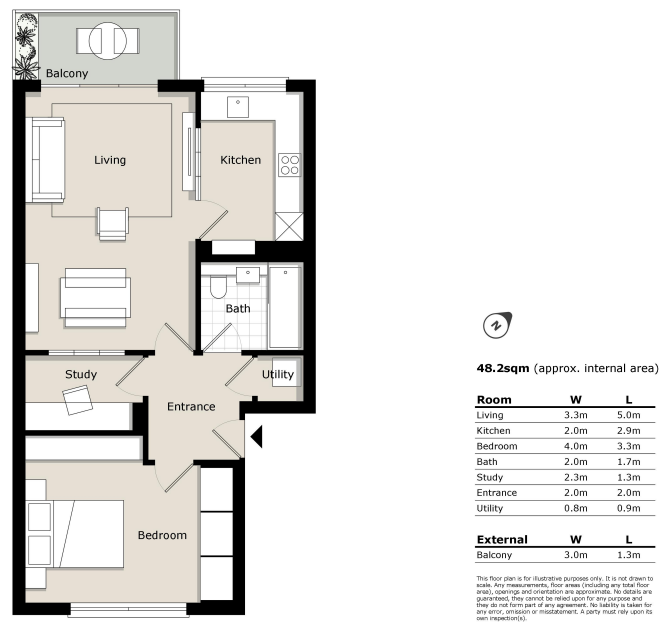
Bath Room(s)

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.



## 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.

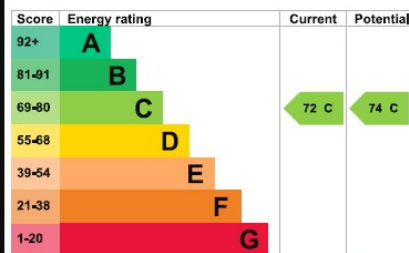
[See how to improve this property's energy efficiency.](#)

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



**Disclaimer:** The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

Company registration number in England : 10469887 VAT: 263 3023 36  
Copyright © 99Home Limited 2017. All rights reserved.