



Chetwynd Road, Dartmouth Park, NW5

Guide Price: £850,000

 Benham
& Reeves

Chetwynd Road, Dartmouth Park, NW5

 3 Bedroom (s)  2 Bathroom (s)  Share of Freehold

An expansive duplex apartment arranged over the top two floors of this Victorian conversion, enviably located within the Dartmouth Park Conservation Area just moments from Hampstead Heath.

Flooded with natural light, this spacious apartment provides approximately 1,080 sqft of generously proportioned accommodation comprising an impressive 17' south-facing reception room with a feature fireplace and large windows, a separate fitted kitchen, and three bedrooms, including a principal bedroom with fitted wardrobes and an en suite shower room.

Chetwynd Road is ideally placed for easy access to the excellent mix of restaurants, bars, street cafes, independent retailers, and high street brands found along York Rise, Fortess Road, Swains Lane, and Kentish Town Road.

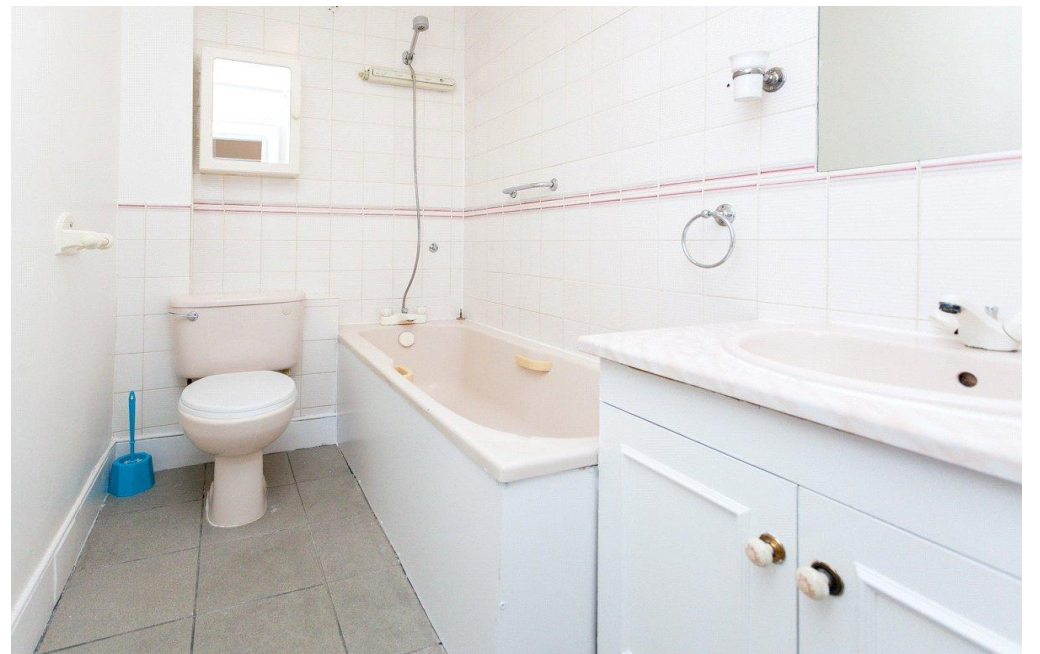
There is a wide selection of top-rated state and independent schools nearby, including the highly sought-after bilingual French-English school in Kentish Town.

Excellent transport links are close by with bus routes to the West End and City, as well as Kentish Town underground/National Rail station (Northern Line and Thameslink), Tufnell Park underground station (Northern Line) and Gospel Oak overground station.

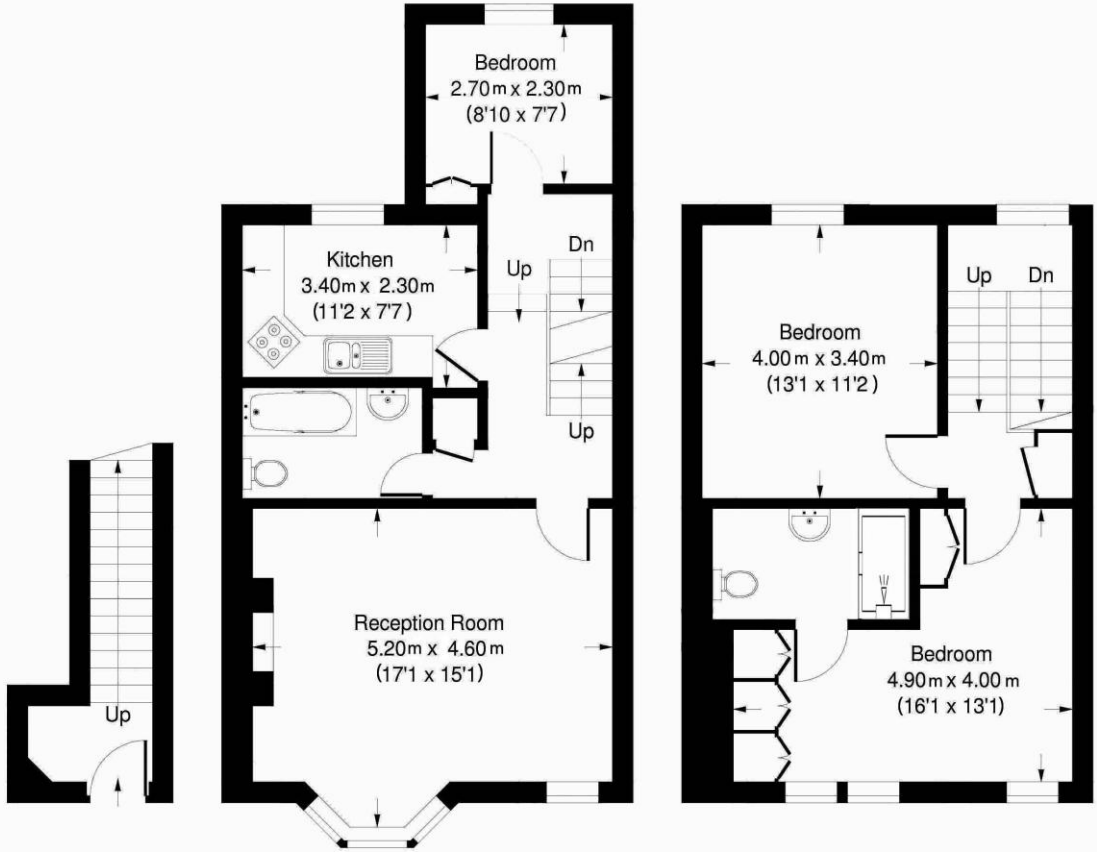
These photographs were taken prior to the commencement of the current tenancy.

- Three Bedrooms
- Bathroom
- En Suite Shower Room
- Reception Room
- Kitchen
- Residents Parking
- Chain Free





Total Gross Internal Area
100.5 Sq/m - 1,082 Sq/ft



Ground Floor

First Floor

Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	71 C
39-54	E		
21-38	F		
1-20	G		



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£850,000
Tenure:	Share of Freehold Expires 19/03/3012 Approximately 985 Years Remaining
Ground Rent:	Nil
Service Charge:	£987.48 (per annum)

Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: DMP260034

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