



## Chetwynd Road, Dartmouth Park, NW5

Guide Price: £1,200,000

Benham  
& Reeves

# Chetwynd Road, Dartmouth Park, NW5

 3 Bedroom (s)  1 Bathroom (s)  Freehold

A spacious Victorian family home enviably located within the Dartmouth Park Conservation Area just moments from Hampstead Heath.

The ground floor comprises an impressive 26'8 double reception room with bay window and period fireplace along with a 16'4 Kitchen/breakfast room opening directly to the south facing rear garden.

The first floor features three generously proportioned bedrooms, a family bathroom, separate WC and access to a large unconverted loft providing excellent storage space.

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

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

The property is surrounded by excellent transport links with bus routes to the West End and City along with Kentish Town underground/National Rail station (Northern Line and Thameslink), Tufnell Park underground station (Northern Line) and Gospel Oak overground station.



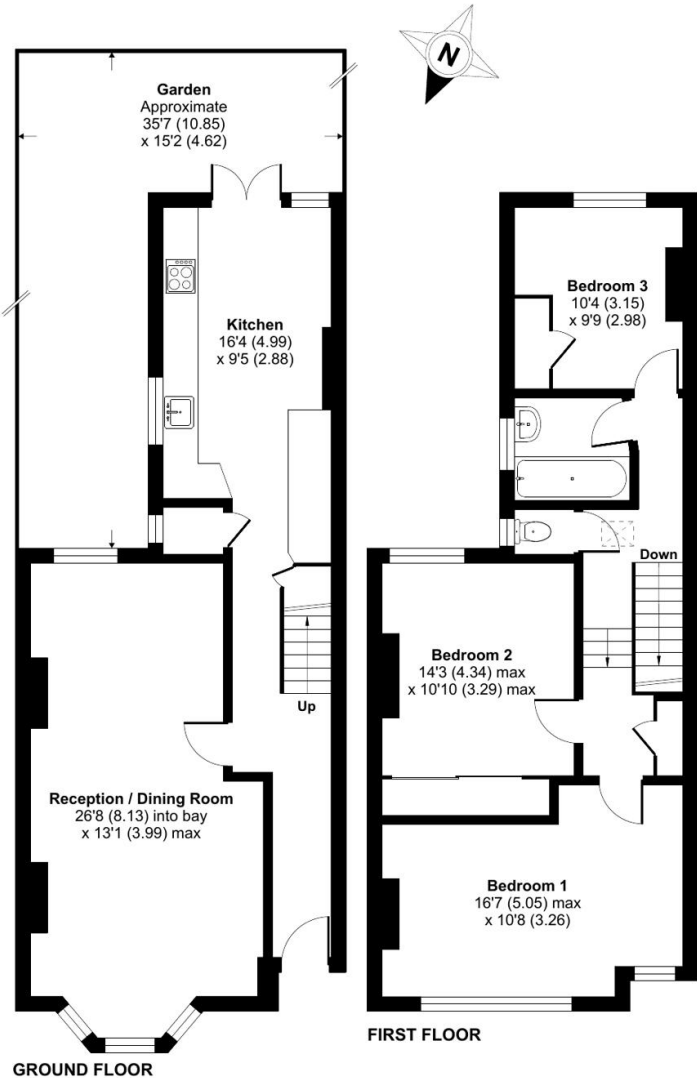


## Property Features:

- Three Bedrooms
- Bathroom
- WC
- Double Reception Room
- Kitchen/Breakfast Room
- South Facing Rear Garden
- Residents Parking
- Chain Free

## Chetwynd Road, London, NW5

Approximate Area = 1198 sq ft / 111.2 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

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

Guide Price: £1,200,000

Tenure: Freehold

## Viewings:

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

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