



LAURIER ROAD,
DARTMOUTH PARK, NW5



An elegant, character filled four-bedroom end of terrace Victorian home, comprising 2452 square feet (227 sq. m.), located on one of Dartmouth Parks most desirable residential avenues.

The accommodation, which is arranged over four floors, provides on the raised ground, a stunning double drawing room with high ceilings and intricate period details, including the original shutters and cornicing, along with a study. Whilst the garden level provides a guest WC, utility room and an expansive open plan kitchen/breakfast/dining room leading to a playroom which in turn provides access on to a 44' North West facing garden. On the upper two floors are four bedrooms and two bathrooms.

Subject to the necessary consents the property lends itself to further extension at garden level as well as a possible loft conversion and creation of a roof terrace/first floor extension.

Laurier Road lies between Dartmouth Park Road and Woodsome Road and is a quiet tree lined street that provides a tranquil suburban feel in one of North West London's most desirable urban areas. The open spaces of Parliament Hill is less than a ¼ of a mile away which provides a gateway to Highgate Ponds and Hampstead Heath beyond.

GUIDE PRICE £2,850,000

SOLE SELLING AGENT

FREEHOLD

ACCOMMODATION & AMENITIES

ENTRANCE HALL, DRAWING ROOM, RECEPTION ROOM, OFFICE, BALCONY, KITCHEN/BREAKFAST/DINING ROOM, PLAYROOM, GUEST WC, PRINCIPAL BEDROOM, PRINCIPAL BATHROOM, THREE FURTHER BEDROOMS, FAMILY BATHROOM, UTILITY ROOM, SEPARATE ENTRANCE, EXTENSIVE STORAGE, 44' NORTH WEST FACING GARDEN, RESIDENTS PARKING CA-U, EER-E





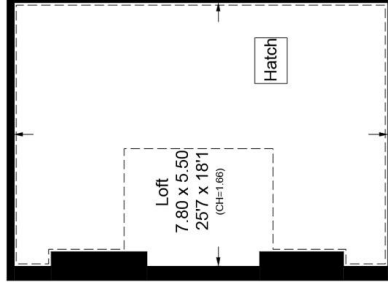
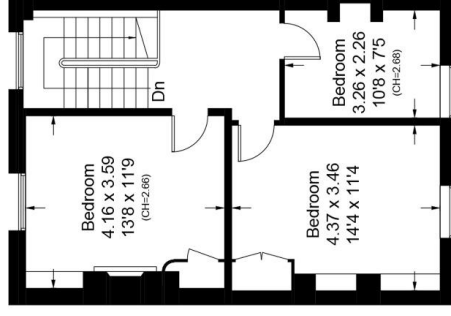
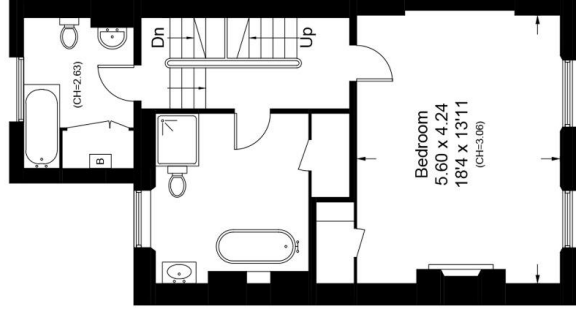
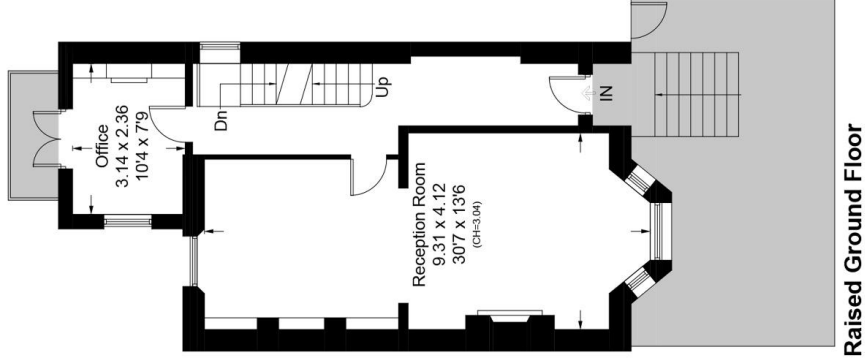
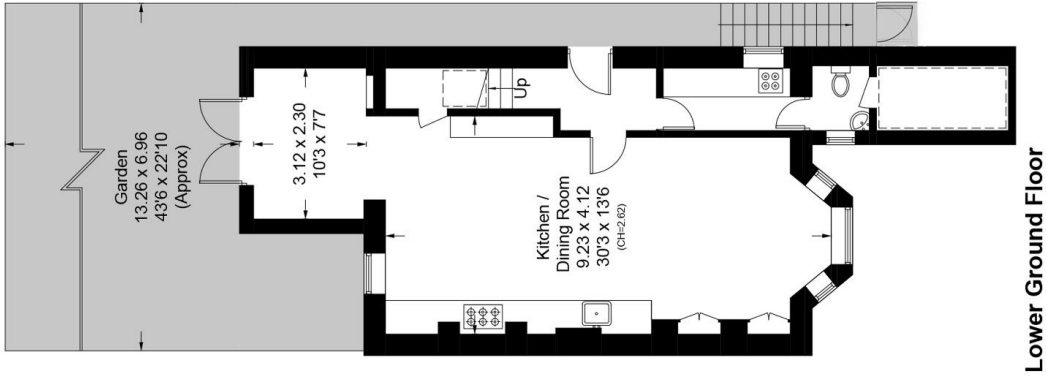
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Approximate Area = 227.8 sq m / 2452 sq ft

Loft = 42.9 sq m / 462 sq ft

Total = 270.7 sq m / 2914 sq ft

Including Limited Use Area (38.9 sq m / 419 sq ft)



□ = Reduce head height below 1.5m

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.

