



DARTMOUTH PARK ROAD,
DARTMOUTH PARK, NW5



In a particularly sought-after enclave of grand Victorian houses in Prime Dartmouth Park, is this imposing and extended four/five-bedroom semi-detached house, which is presented in immaculate order throughout, retaining a wealth of the original features.

Approached via an impressive raised ground floor entrance hall, there are two, light filled high ceilinged reception rooms each retaining wonderful period detailing, including exposed timber floors and working fireplaces.

At garden level there is an outstanding 38ft x 20ft extended kitchen, dining, family room which extends to the entire footprint of the property with full width and floor to ceiling glazed sliding doors, leading seamlessly to the delightful and established rear terrace and garden. The upper floors provide 4/5 double bedrooms alongside two family bathrooms.

Dartmouth Park Road is a wide tree lined road with a long-established community enjoying the fantastic local infrastructure including Parliament Hill with its pleasant and picturesque landscape, the outdoor lido swimming pool and public tennis courts.

Three good local schools, William Ellis, Parliament Hill and La Sainte Union are all within a stone's throw, along with the exceptional selection of private preparatory and senior schools in Hampstead and Highgate. Tufnell Park station (Northern Line) and Gospel Oak station (Overground) are both within a 10-minute walk, and the excellent bus routes of Highgate Road are immediately available.

GUIDE PRICE £3,625,000

SOLE SELLING AGENT

FREEHOLD

ACCOMMODATION & AMENITIES

GRAND ENTRANCE HALL, RECEPTION ROOM, SECOND RECEPTION ROOM, 38' KITCHEN/DINING/FAMILY ROOM, FOUR/FIVE BEDROOMS, TWO FAMILY BATHROOMS, UTILITY ROOM, FRONT GARDEN, REAR TERRACE & GARDEN, SEPARATE SIDE ENTRANCE, RESIDENTS PARKING, EER-D

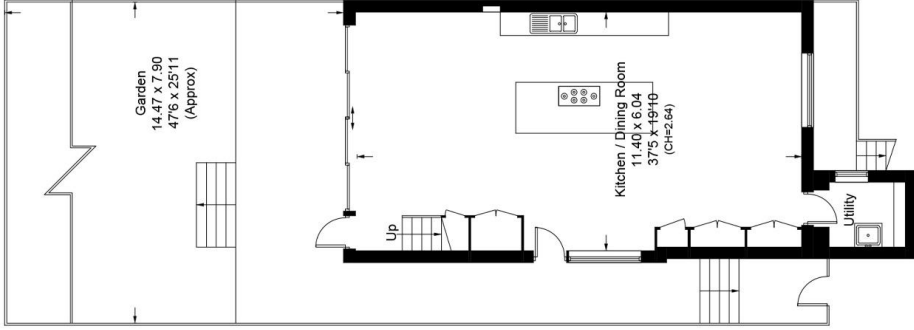




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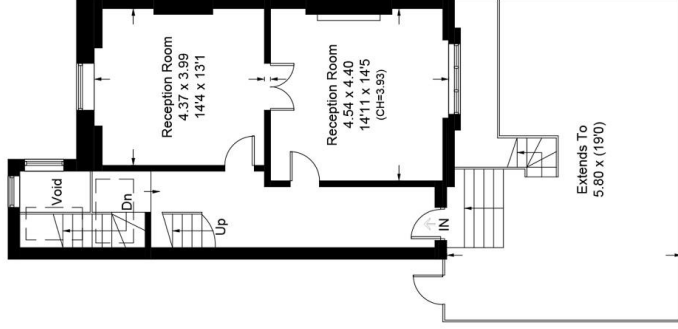
Approximate Area = 288.8 sq m / 3108 sq ft

Including Limited Use Area (37.2 sq m / 400 sq ft) And Eaves / Excluding Void



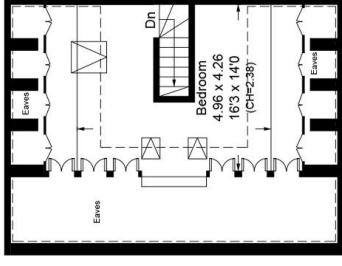
Lower Ground Floor

Approximate Area = 74.5 sq m / 802 sq ft



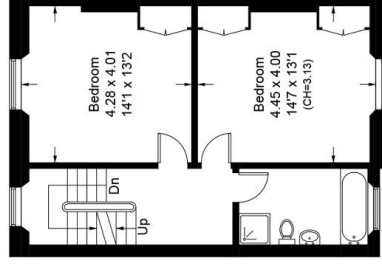
Upper Ground Floor

Approximate Area = 55.6 sq m / 598 sq ft
(Excluding Void)



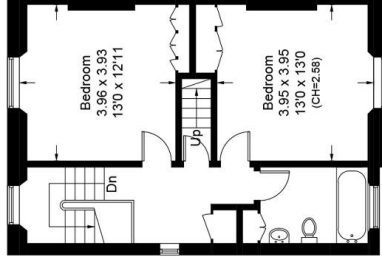
Third Floor

Approximate Area = 50.9 sq m / 548 sq ft
Including Limited Use Area (37.2 sq m / 400 sq ft) And Eaves



First Floor

Approximate Area = 54 sq m / 581 sq ft



Second Floor

Approximate Area = 53.8 sq m / 579 sq ft

□ = Reflect 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.









