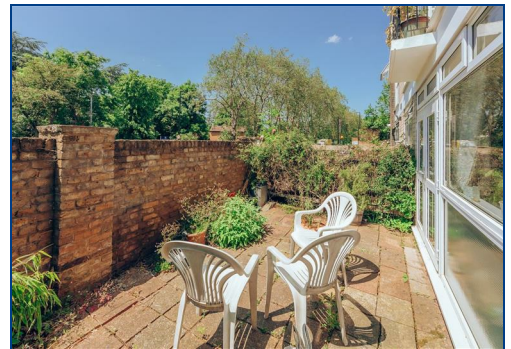




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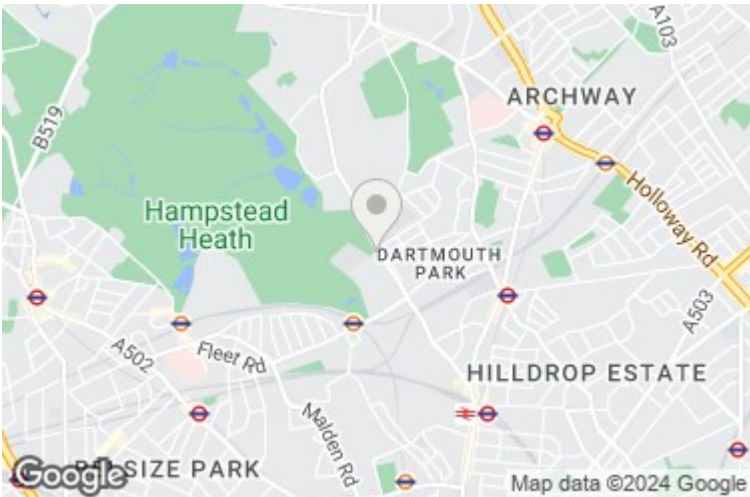
## Highgate Road, Dartmouth Park, NW5 1EJ

**£630,000**

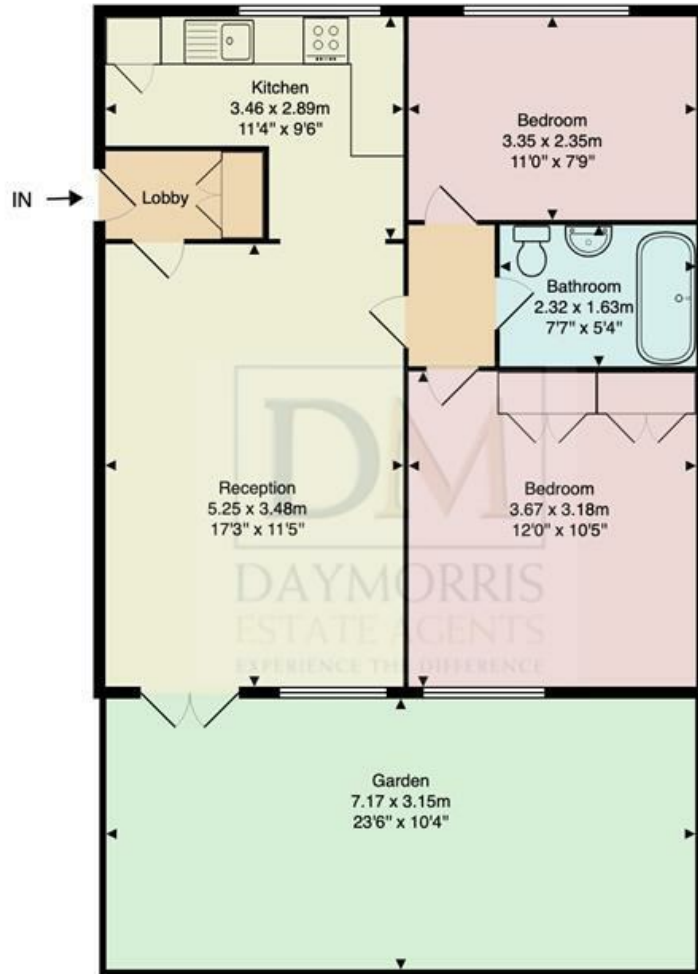
This two bedroom ground floor flat is enviably located, literally across the road from Hampstead Heath. Now requiring some modernisation, there are spacious rooms throughout, and the property benefits from both front and rear gardens. Private garage also included, at the rear of the property.

\* TWO BEDROOMS \* RECEPTION ROOM \* KITCHEN \* PRIVATE FRONT AND REAR GARDENS \* SHARE OF FREEHOLD (999 YEAR LEASE FROM SEPTEMBER 1984) \* COUNCIL TAX BAND D \* EPC C \* ANNUAL SERVICE CHARGE £1200 \* PRIVATE GARAGE \*





# Highcroft, NW5



Approx. Gross Internal Area: 53.4 m<sup>2</sup> ... 574 ft<sup>2</sup>

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>74</b>	<b>75</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	