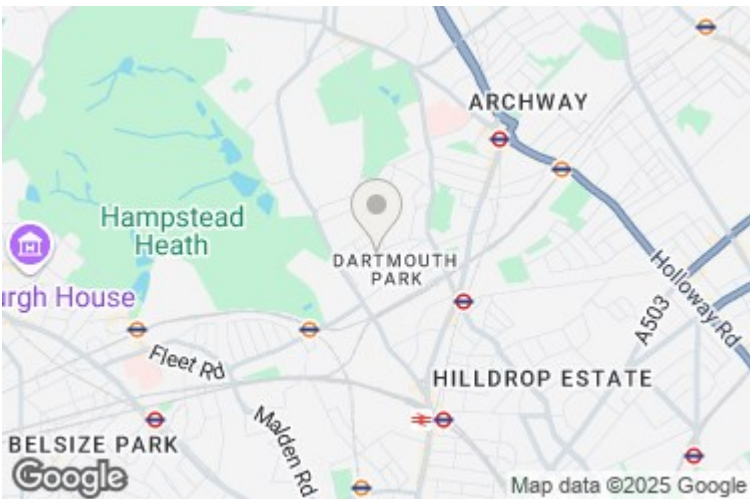# Laurier Road, Dartmouth Park, NW5 1SG
£1,599,950

A particularly unique two double bedroom maisonette within a converted Victorian property, located on a quiet residential street in the heart of Dartmouth Park. The apartment is arranged over two floors, with well-planned accommodation throughout. On the lower ground floor there is a large reception room and a guest cloakroom to the front, with a good sized country style kitchen and extended dining room with underfloor heating, found at the rear. This leads to a charming garden, of approximately 42ft in length, providing an overall sense of tranquility and serenity, and offering a private peaceful escape in this quiet corner of Zone 2. To the raised ground floor level are the two double bedrooms, along with a bathroom. Laurier Road is a pretty tree-lined street within Dartmouth Park, which is exceptionally popular due to the easy walking distance to Hampstead Heath, and the Northern Line at Tufnell Park. There are several shops and restaurants to be found locally, on both York Rise and Swain's Lane. In our opinion this property is a real find for this location. Rare of its type, benefiting from its own private entrance, and featuring such an idyllic private garden, it offers so much to the oncoming purchaser.

- TWO DOUBLE BEDROOMS
- BRIGHT RECEPTION
- LARGE KITCHEN
- EXTENDED DINING ROOM WITH UNDERFLOOR HEATING
- BATHROOM
- GUEST CLOAKROOM
- ATTRACTIVE PRIVATE GARDEN (EXTENDING TO 42FT APPROX)
- COUNCIL TAX BAND E
- EPC
- SHARE OF FREEHOLD / ANNUAL COST OF BUILDINGS INSURANCE SHARE: £1,207.97

Laurier Road, NW5

DAYMORRIS
ESTATE AGENTS
EXPERIENCE THE DIFFERENCE

Garden
Extends to approx 42 ft

Reception/Dining
5.69 x 2.19m
18'8" x 7'2"

Bathroom
2.78 x 2.36m
9'2" x 7'9"

Kitchen
4.51 x 3.73m
14'10" x 12'3"

Landing
4.17 x 1.87m
13'8" x 6'2"

Bedroom
4.03 x 3.55m
13'3" x 11'8"

Hall
7.96 x 1.84m
26'1" x 6'0"

Cloaks

Bedroom
5.10 x 4.10m
16'9" x 13'5"

Reception
4.60 x 4.10m
15'1" x 13'5"

Lobby

Lower Ground Floor

WC
2.61 x 1.20m
8'7" x 3'11"

Raised Ground Floor

Approx. Gross Internal Area: 114.3 m² ... 1230 ft²

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 72   Potential: 80

England & Wales
EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales
EU Directive
2002/91/EC