

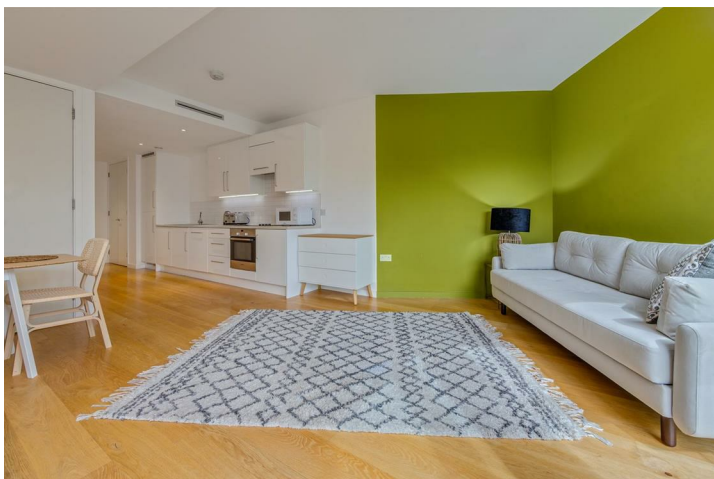
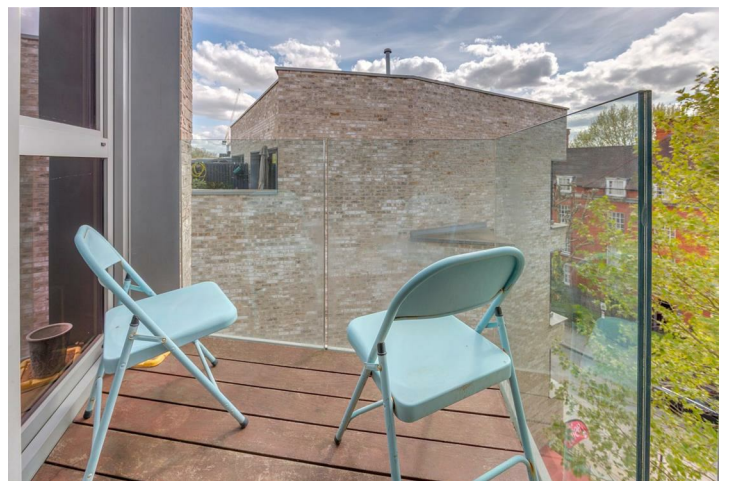
## Raydon Street, Dartmouth Park, N19 5BU

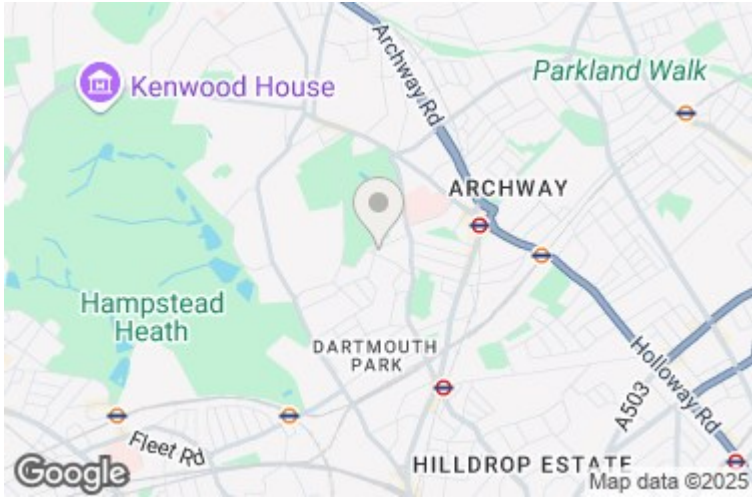
**£399,950**

A large studio apartment in an energy efficient, modern development. The flat offers a large open plan studio room, which is full of natural light. There is also the benefit of a sunny private balcony and access to communal gardens. Raydon Street is ideally located moments from the independent shops and cafés on Swain's Lane. Hampstead Heath is just a short walk away, as is Archway underground station (Northern line).

- LARGE AND BRIGHT STUDIO
- COUNCIL TAX BAND C
- BATHROOM
- LEASEHOLD - 125 YEARS FROM JULY 2014
- PRIVATE SUNNY BALCONY
- ANNUAL SERVICE CHARGE - £3,500 (INCLUDING HEATING & HOT WATER)
- EPC B











Third Floor

Total Area: 36.6 m<sup>2</sup> ... 394 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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>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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		