



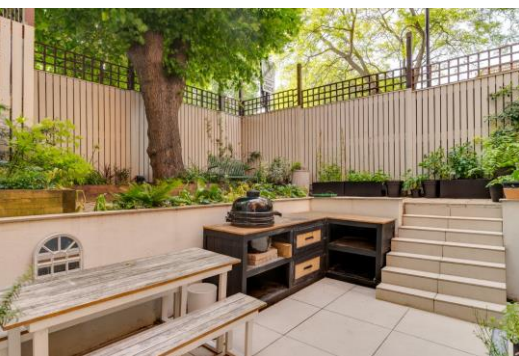
St. Peter's Church

Dartmouth Park Hill, N19

Guide Price £1,250,000

A beautifully designed and architecturally striking four-bedroom home located on one of Dartmouth Park's most desirable residential streets, moments from the green open spaces of Waterlow Park and the foothills of Highgate Village. Offering over 1,900 sq. ft of light-filled living space arranged over three spacious floors, this unique property combines grand proportions with bespoke interior detailing. The expansive double-height living area is flooded with natural light and features exposed brickwork, stone accents, wood finishes and custom design elements that create a warm yet dramatic atmosphere. The home's four double bedrooms are thoughtfully arranged to provide privacy and flexible living, while generous open space throughout enhances the sense of flow and openness. One of the standout features is the private, low-maintenance garden-an ideal retreat for entertaining, al fresco dining, or simply relaxing in peace away from the bustle of the city.

CHESTERTONS



St. Peter's Church

Dartmouth Park Hill, N19

- Church conversion mixing heritage architecture with contemporary interiors
- Moments from Waterlow Park and historic Highgate Cemetery
- Soaring vaulted ceilings and original stained-glass windows
- Discreet setting offering total privacy, shielded from neighbouring homes
- Private garden and landscaped outdoor space
- Excellent transport links via the Northern Line and Overground
- Excellent finish throughout



Located a short stroll from Archway Tube Station and within easy reach of Highgate Village, this property is perfectly positioned for access to excellent schools, cafés, gastro pubs, boutiques, and multiple green spaces including Dartmouth Park and Hampstead Heath. This exceptional home offers a rare opportunity to live in a one-of-a-kind property in one of North London's most vibrant and well-connected neighbourhoods.

Tenure: Share of Freehold with 98 years remaining

Service Charge: £6,000 per annum

Ground Rent: £0

Local Authority: Islington

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Camden & Kentish Town Sales

99-101 Parkway

Camden

London

NW1 7PP

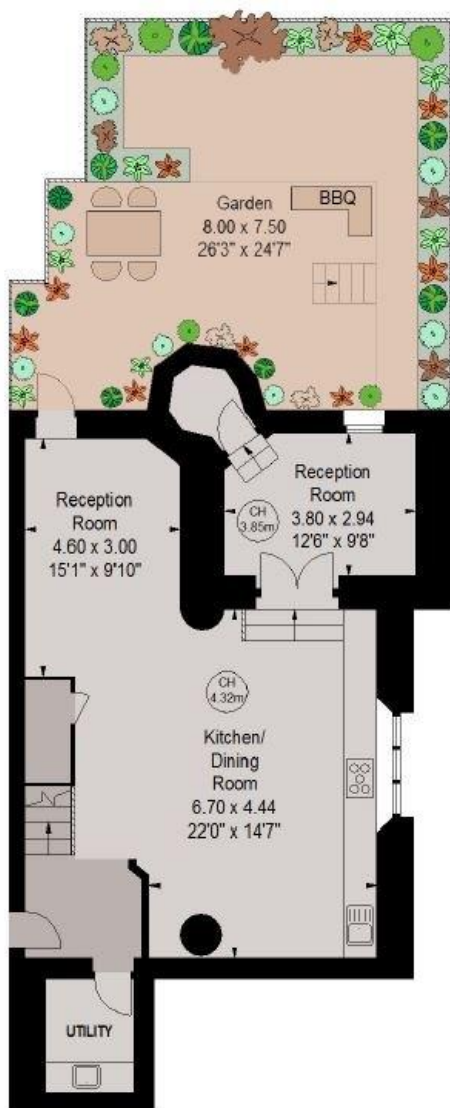
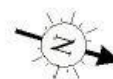
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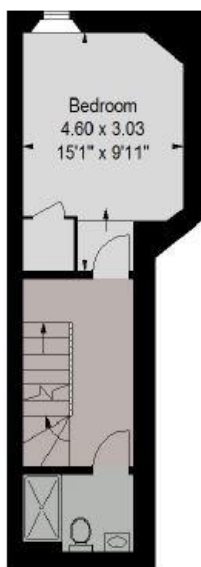
ST. PETER'S CHURCH N19

Approximate gross internal area
176.70 sq m / 1902 sq ft



826 sq ft
Ground Floor

Key:
CH - Ceiling Height



266 sq ft
First Floor



810 sq ft
Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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