

MATTHEW JAMES

Residential Sales • Lettings • Management



Newcomen House York Rise, Dartmouth Park, NW5 1DT

Asking Price £300,000

A good sized one double bedroom flat on the ground floor of a purpose built block requiring refurbishment throughout. The property is located in enviable Dartmouth Park and within close walking distance of Parliament Hill Fields and its large selection of amenities including a running track, lido, tennis courts and cafes all of which lead onto the wide open spaces of Hampstead Heath. Offered Chain Free. Mixed Tenure Block.

Ground Floor Entrance

Hallway

Living Room



Shower Room



W.C.

Additional Information

Kitchen



Bedroom

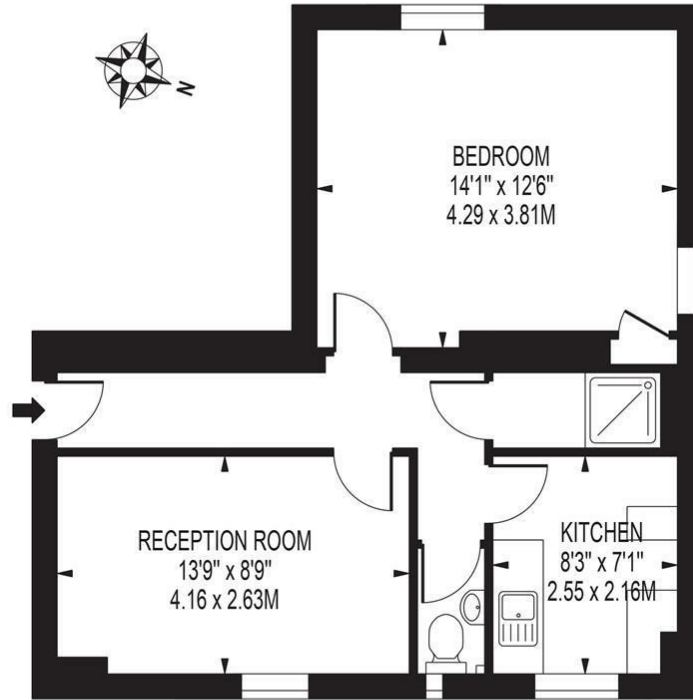


New 250 Year Lease
Service Charges Approximately £1500 (to be confirmed)
No Ground Rent
Camden Council Tax Band D
Mixed Tenure Block

Floor Plan

NEWCOMEN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 474 SQ FT - 44.05 SQ M

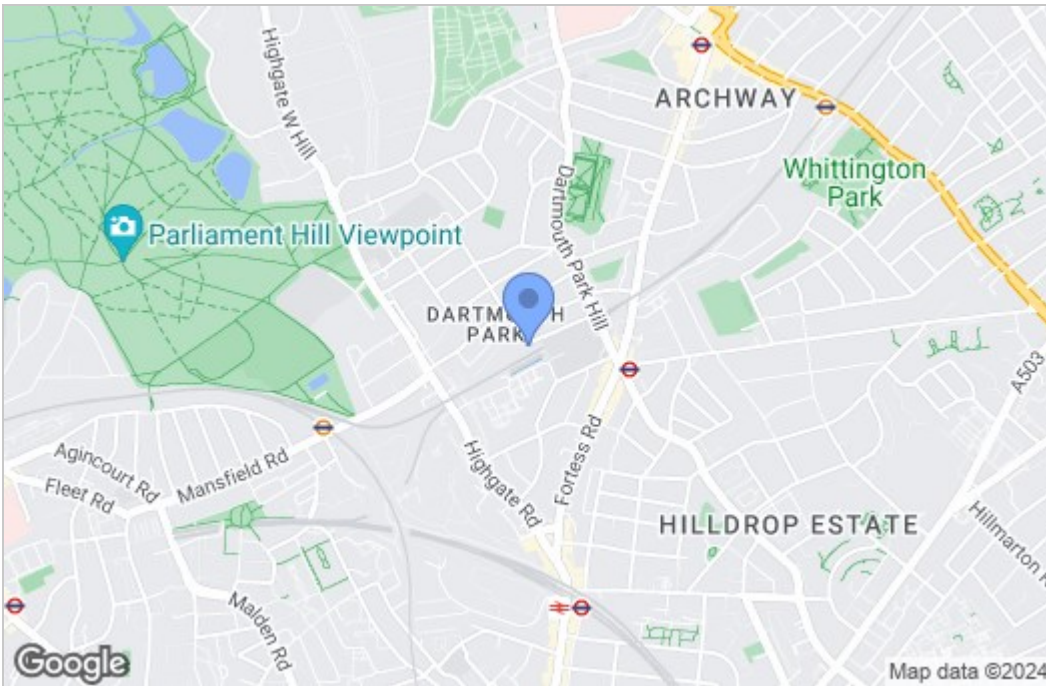


GROUND FLOOR

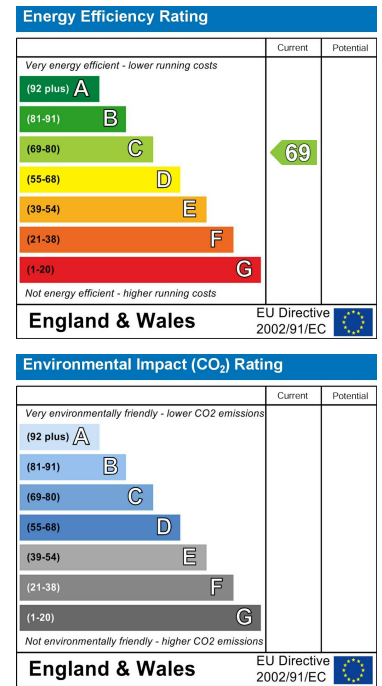
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

43- 45 Fortess Road, Kentish Town, London, NW5 1AD

Tel: 020 7284 4343 Email: als@matthewjames.co.uk www.matthewjames.co.uk