

FOR SALE

## St Albans Road, Dartmouth Park NW5

PRICE £785,000.00

OliverTown | 189 Kentish Town Road | Kentish Town | London | NW5 2JU Tel: 0207 284 1222 Email: hello@oliverstown.com



3 Bedroom



Kitchen



1 Reception



1 Bathroom



Balcony



Parking Permit

# St Albans Road, Dartmouth Park NW5

PRICE £785,000.00

This exceptional end-of-landing purpose-built maisonette occupies the top two floors of this popular low-rise building standing prominently on St. Albans and Highgate Roads, an extraordinary location adjacent to Parliament Hill Fields behind mature foliage & mowed lawns, directly across from the tennis courts. Being on the top two floors the property is characterised by excellent levels of natural light.

Access to the property comes from a communal stairway leading to the second-floor landing. Entry to the maisonette is via a stylistically minimal white interior throughout the hallway, with white-painted stairs leading to the upper landing and storage under the stairs.

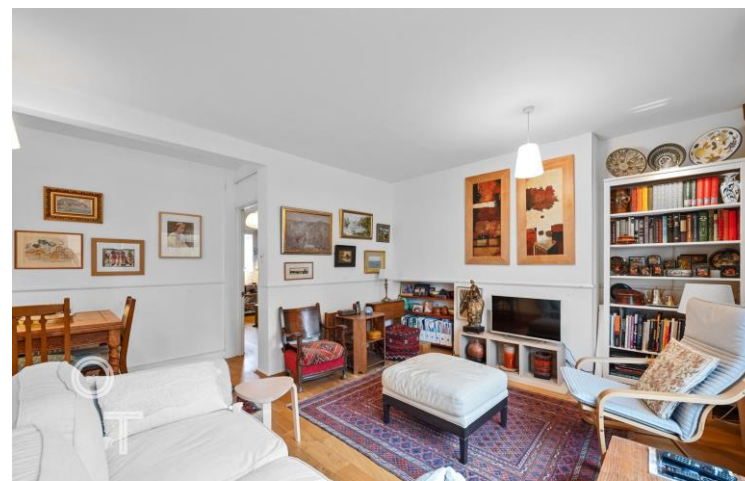
The living space flows from the hallway to a generously proportioned reception room, with a feature fireplace, and leads directly onto the south-facing balcony overlooking well-tended tranquil gardens. The southerly nature of the space allows light to flood in throughout the daytime, illuminating the interior with each room reflecting this theme. The kitchen and dining room complete this level, with ample storage in the hallway.

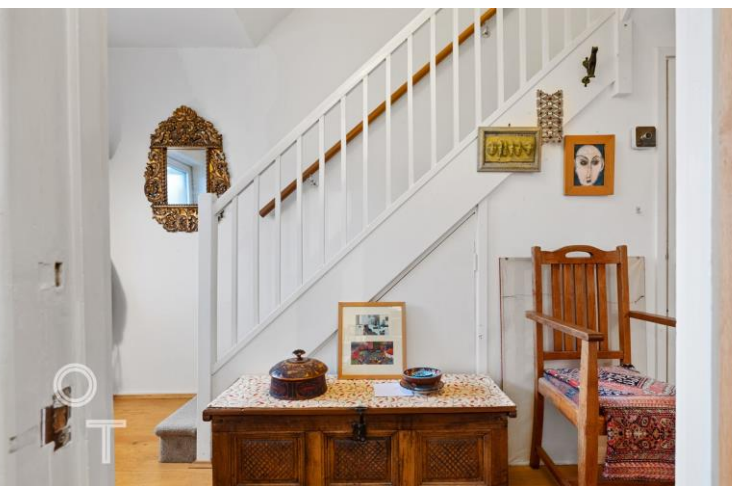
Three bedrooms and a family bathroom as set on the top, all continuing the theme of the internal decor and leafy views from the windows.

The south-facing balcony is well maintained, with the potential for planters and seating. It has views over the rear gardens and a treeline border towards the City of London, and further towards the city skyline, making it the perfect spot for alfresco dining and drinks.

St. Albans Villas is an enviable location within the neighbourhood of Dartmouth Park, positioned just on the edge of The Heath at the Parliament Hill entrance opposite the tennis courts, with the lido. This park spanning 800 acres, consisting of many diverse areas leading to the grounds of Kenwood House in the north. In between are wild meadows, woods and some spectacular views.

For swimmers, there are open air bathing ponds, running track, and weekend farmers market a short walk away. A popular location for families, with the resplendent & welcoming Swains Lane around the corner, giving a village







785,000.00



3 Bedroom



Leasehold



1 Bathroom



London Borough of Camden



1 Reception



Council Tax Band



Balcony

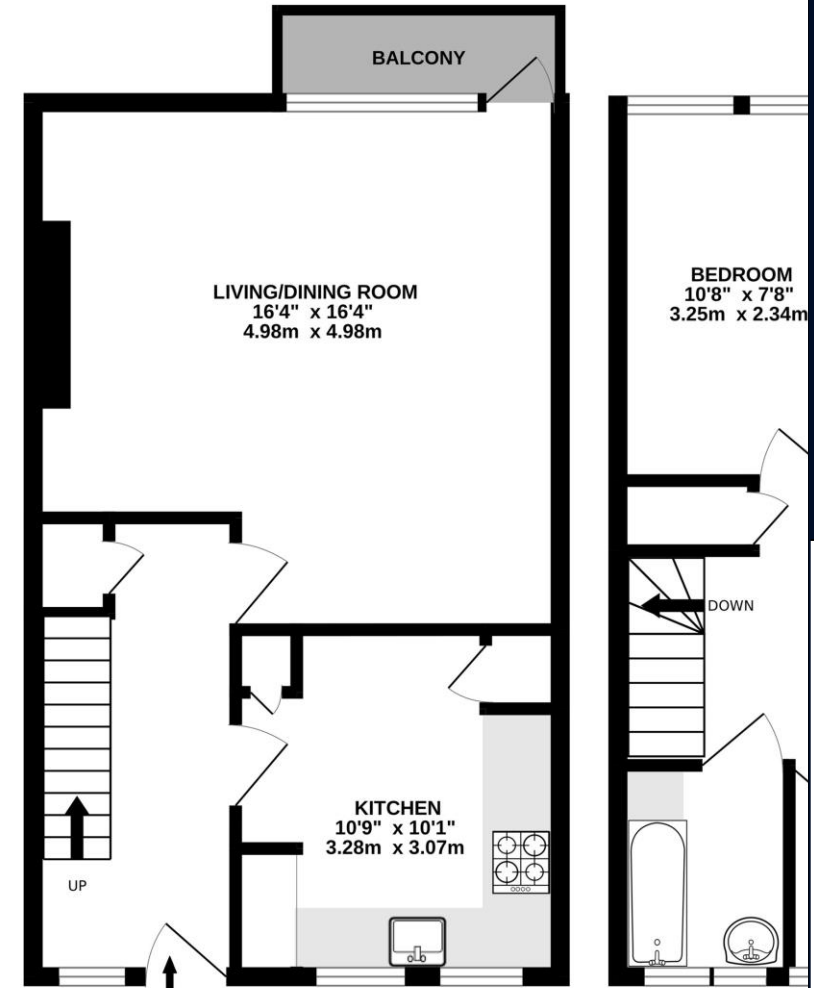


EPC Band



Parking Permit

SECOND FLOOR



TOTAL FLOOR AREA : 924sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no responsibility is taken for their operability or efficiency can be given.

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KENTISH TOWN | 189 Kentish Town Rd | London | NW5 2JU | T: 020 7284 1222 | hello@oliverstown.com

ASSOCIATED MAYFAIR | 121 Park Lane | London | W1K 7AG | T: 020 3368 8602 | hello@oliverstown.com