



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Chester Road, Dartmouth Park, N19
Price £1,700,000 - Freehold

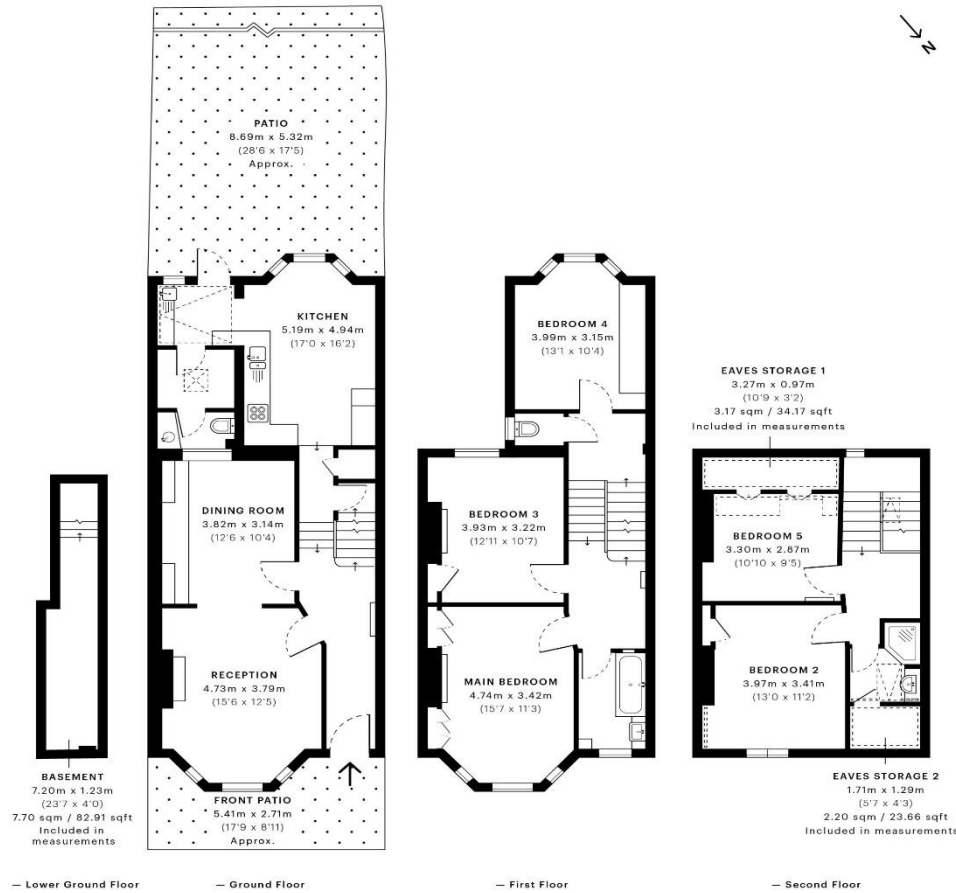
An extremely spacious five bedroom Victorian family home situated on the upper slopes of Dartmouth Park and within easy reach of Hampstead Heath. Arranged over three floors, the ground floor accommodation comprises a spacious double reception room, large kitchen with space for dining, utility room and a guest WC. The first and second floors comprise of five bedrooms, a family bathroom and a further shower room. The property includes an abundance of period features throughout, has a cellar, large loft providing lots of storage and externally there is a south facing rear garden. The property is conveniently located within walking distance to the amenities of both Swains Lane and Highgate Village along with both Archway and Tufnell Park Underground Stations.

Material Information:

The property is Freehold with gas central heating and fibre broadband. The building is serviced by electricity and mains water and sewerage. CPZ street parking is available. Mobile phone coverage is available in the property.

Council Tax: London Borough Of Camden - Band G
Approx. Floor Area: 1884 sqft (175.03 sqm)





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)
The footprint of the property
175.08 sqm / 1884.55 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
149.98 sqm / 1614.37 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
6.40 sqm / 68.89 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 105.18 sqm / 1177.98 sqft
IPMS 3C RESIDENTIAL 155.89 sqm / 1677.88 sqft

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