



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Chester Road, Dartmouth Park, N19**  
**Price 'Offers in Excess of' £1,400,000 - Freehold**



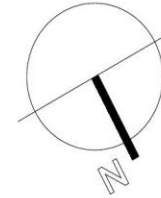
An extremely spacious five bedroom Victorian family home situated on the upper slopes of Dartmouth Park and within easy reach of Hampstead Heath. In need of refurbishment and ranged over three floors, the ground floor accommodation comprises a spacious three reception rooms and a kitchen. The first and second floors comprise of five bedrooms and a bathroom with a separate WC. The property has retained a number of the period features, has a cellar 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. Fibre broadband is available on the road and 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: 1900 sqft (176.52 sqm)





GROSS INTERNAL AREA  
 TOTAL: 176 m<sup>2</sup>/1,900 sq ft  
 BASEMENT: 9 m<sup>2</sup>/102 sq ft, GROUND FLOOR: 69 m<sup>2</sup>/743 sq ft  
 FIRST FLOOR: 61 m<sup>2</sup>/661 sq ft, SECOND FLOOR: 37 m<sup>2</sup>/394 sq ft  
 EXCLUDED AREAS: FRONT GARDEN: 19 m<sup>2</sup>/207 sq ft, REAR GARDEN: 51 m<sup>2</sup>/550 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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