



**TAYLOR GIBBS**

Residential Sales, Lettings & Management Agents

**Chester Road, Dartmouth Park, N19**  
**Price £1,950,000 - Freehold**

An extremely spacious four 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 and a fitted kitchen open plan to large dining area. The first floor comprises of three bedrooms, a family bathroom and a guest WC. The top floor comprises a large primary bedroom with a south facing balcony and an en-suite bathroom. The property includes an abundance of period features, wooden floors throughout, a cellar, 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: 1864 sqft (173.17 sqm)





GROSS INTERNAL AREA  
 TOTAL: 173 m<sup>2</sup>/1,864 sq ft  
 BASEMENT: 9 m<sup>2</sup>/100 sq ft, GROUND FLOOR: 69 m<sup>2</sup>/745 sq ft  
 FIRST FLOOR: 60 m<sup>2</sup>/646 sq ft, SECOND FLOOR: 35 m<sup>2</sup>/373 sq ft  
 EXCLUDED AREA: BALCONY: 1 m<sup>2</sup>/16 sq ft, GARDEN: 55 m<sup>2</sup>/588 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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