



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Dartmouth Park Avenue, Dartmouth Park, NW5
Price £850,000 - Share of Freehold

A two bedroom apartment occupying the top floor of this double fronted period residence located within walking distance to Tufnell Park Underground Station. Boasting a south-west facing balcony with far reaching views towards Hampstead Heath, the accommodation comprises of a spacious reception room opening on to the balcony, a separate fully fitted kitchen, two double bedrooms, both with fitted wardrobes, and a bathroom. The property is conveniently situated within walking distance to Hampstead Heath and Parliament Hill, and is within easy reach to the restaurants, cafes and bars in both Highgate Village and on Swains Lane.

Material Information:

The property is held on a 125 year lease from the 25th March 1987. There ground rent is £200 per annum and the service charge is £2,640 per annum, payable £220 per calendar month. This covers the building insurance and regular maintenance to the building. The building is self managed by the residents.

The property has 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 D

Approx. Floor Area: 614 sqft (57 sqm)

Remaining Lease Term: 88 years

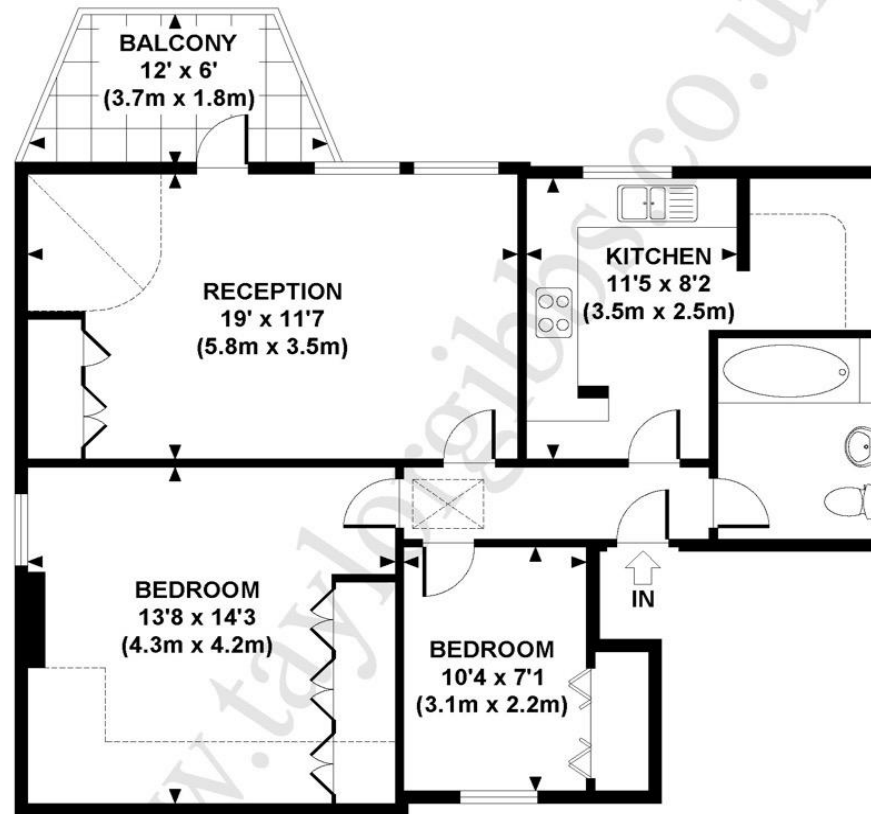
Annual Service Charge: £2,640

Annual Ground Rent: £200



DARTMOUTH PARK AVENUE, NW5

Approx. gross internal area
729 Sq.Ft. / 68 Sq.M.



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	54
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

This Floorplan is for layout guidelines only
*Drawn in accordance with RICS guidelines.
Not drawn to scale unless otherwise stated



