



## Dartmouth Park Hill

Dartmouth Park London NW5 1HP

£1,400,000

In the same family ownership for many years, a uniquely pleasing example of mid-century modern architecture and a perfect opportunity do acquire a charming and commodious, yet eminently extendable home on a very generous corner plot with a fabulous open south westerly aspect.

Arranged over two floors, the property is well presented throughout and benefits from excellent levels of natural light. In particular, the spacious reception, with parquet floor, has large windows to the south and west aspects, directly overlooking the gardens. A good size and well-appointed kitchen leads on to a utility area and the wide hallway has a range of cupboards and hanging space, as well as the useful addition of a ground floor guest WC.

On the upper floor are two good double bedrooms, the principal with a west-facing terrace that has been enclosed by glazing. A third, single, bedroom and smart family bathroom/WC complete the accommodation.

Occupying a plot that is unusually wide at 30 feet and with an open south-westerly aspect, the property is attached on the northern side to a far grander, three-storey Victorian house that has been recently very substantially extended to the rear. It may be possible, subject to the usual permissions, to increase the accommodation significantly, still retaining a fabulous mature walled rear garden, which wraps around the house and is shielded by mature trees and shrubs.

In addition to the fabulous house and garden, the property offers the very unusual benefit of a detached garage and storage with power and light opening onto Spencer Rise.

Dartmouth Park Hill is located on the eastern side of leafy Dartmouth Park, ideally situated for the many independent specialist retailers and eateries of Fortress Rd and for Tufnell Park (Northern Line) Underground. The rolling open spaces of the Heath and Parliament Hill are also within very easy reach.

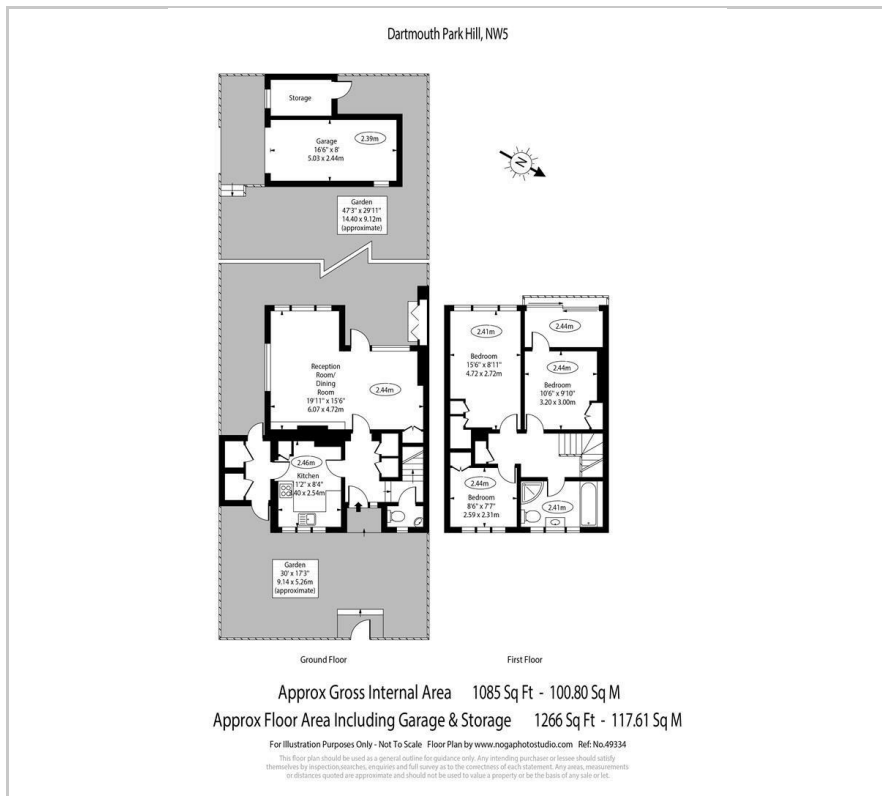
- Fabulous mid-century modern corner house
- Three bedrooms
- Wonderful, light dual-aspect reception
- Well-appointed kitchen
- Guest WC
- Modern family bathroom/WC
- 30 foot wide corner plot
- Large, walled mature rear garden, facing south-west
- Chain free sale
- Separate garage with power & light

### Viewing

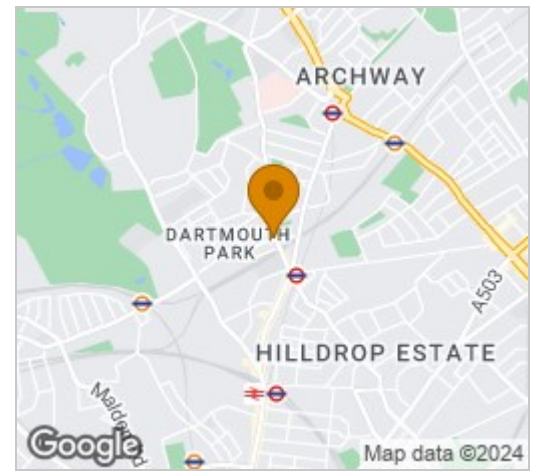
Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



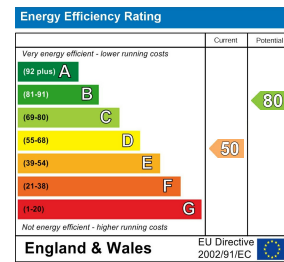
# Floor Plan



# Area Map



# Energy Efficiency Graph



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