

# MATTHEW JAMES

Residential Sales • Lettings • Management



York Rise, Dartmouth Park, NW5 1DU

**Asking Price £400,000**

A two double bedroom flat with balcony on the second floor of a purpose built block offering a generously sized living room leading onto a private balcony, two double bedrooms, kitchen and a bathroom. The property is in a lovely area of London with cafes and artisan bakeries close-by as well as being positioned within a short walk of the wide open spaces of Hampstead Heath which offers a number of amenities including a popular weekend farmers market, lido, tennis courts, running track and wild swimming in the ponds.

Offered for sale chain free. New 250 Year Lease. Mixed Tenure Block.

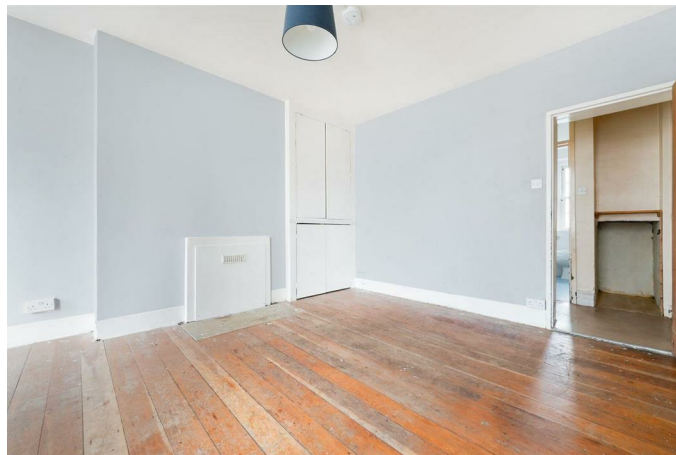
## Second Floor Entrance

Hallway

Living Room



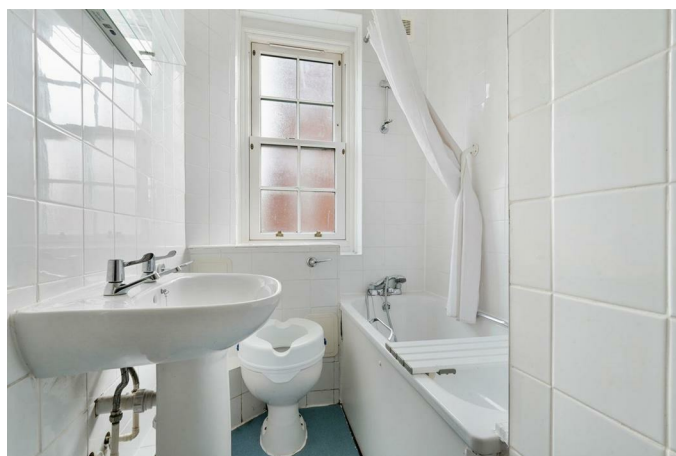
## Bedroom Two



## Kitchen



## Bathroom



## Bedroom One



## Balcony



## Additional Information

Camden Council Tax Band C

New 250 Year Lease

Ground Rent - Zero

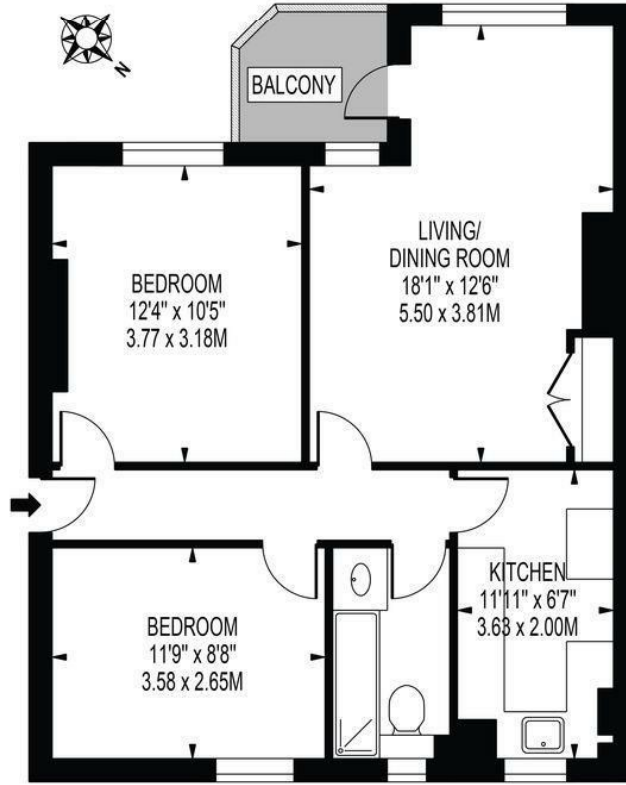
Service Charge £1,555.95

Mixed Tenure Block

# Floor Plan

## FARADAY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 639 SQ FT - 59.36 SQ M

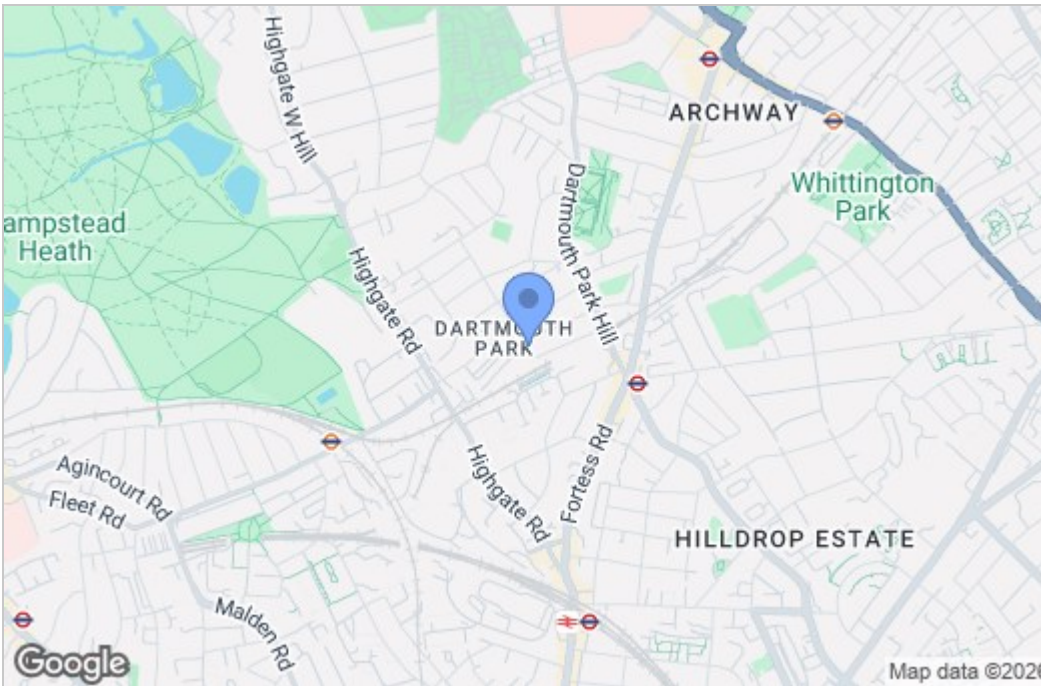


### SECOND FLOOR

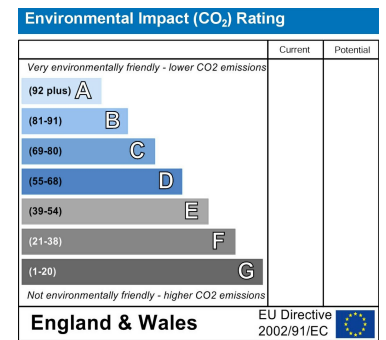
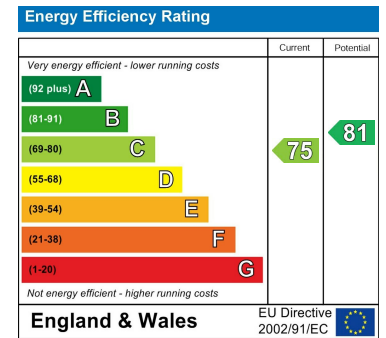
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# Area Map



# Energy Efficiency Graph



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