



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Chester Road, Dartmouth Park
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 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 the picturesque surroundings of Hampstead Heath, and both Archway and Tufnell Park Underground Stations.

Material Information:

The property is Freehold with gas central heating and ofcom confirms that Ultrafast broadband is available. 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 m²/1,864 sq ft
 BASEMENT: 9 m²/100 sq ft, GROUND FLOOR: 69 m²/745 sq ft
 FIRST FLOOR: 60 m²/646 sq ft, SECOND FLOOR: 35 m²/373 sq ft
 EXCLUDED AREA: BALCONY: 1 m²/16 sq ft, GARDEN: 55 m²/588 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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



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