



GUY DALY

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b, 12, Dartmouth Road,
Guide Price £450,000

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The current owners have absolutely loved living here and it is easy to understand why.

Set on the ground floor of a charming Victorian conversion in the heart of the Mapesbury Conservation Area, this bright and characterful one bedroom apartment blends lovely period charm with a calm and easy way of living.

The high ceilings and large bay windows fill the flat with natural light and give the space a real sense of openness.

Dark wood parquet flooring and a beautiful cast iron fireplace add warmth and personality, while the layout feels both practical and comfortable for day to day living.

Large bedroom with a bathroom ensuite and a separate WC.

The owners say the garden has been one of the standout features for them. A genuine extension of the flat and the perfect spot for morning coffee, summer BBQs or simply escaping the pace of London life for a while.

There is also the huge bonus of off street driveway parking, along with share of freehold.

Location wise, you are around five minutes from Kilburn Jubilee Line and the Overground, around ten minutes to West Hampstead Thameslink and Village, with Queen's Park just around the corner for cafés, restaurants and that lovely neighbourhood atmosphere this part of North West London is known for.

A warm, practical and characterful home in one of North West London's most loved residential pockets.

Guide Price is £450,000 - £475,000

This will attract a lot of interest, so get in contact asap to book your viewing. Quote: GD4016





Ground Floor

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Mezzanine level



Outbuilding

Total Floor Area: 51.6 sqm / 555sqft
(Excluding Reduced Headroom / Eaves)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Ground floor Victorian conversion
- Off street driveway parking
- Dark wood parquet flooring
- High Ceilings and Bay Window
- Mins walk to shops, cafes, restaurants and bars of both West Hampstead and Queens Park
- Private rear garden
- Guide Price: £450,000-£475,000 Share of freehold
- Heart of the Mapesbury Conservation Area
- Tree-lined quiet street
- Mins walk to Tube, Thameslink and Overground



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	