



## Dartmouth Road, NW2

£970,000

A luxurious three bedroom flat located within a period house conversion. The property has an open plan living and kitchen area, two bathrooms, ample storage, a private south facing garden, a summer house and a garage. Added benefits include a share of freehold, a lease in excess of 980 years and no service charge or ground rent.

Dartmouth Road is ideally situated in the Mapesbury Conservation Area and offers easy access to Brondesbury, Cricklewood, Kilburn, Willesden Green, and West Hampstead. With easy access to Kilburn station (Jubilee line) and Brondesbury station (Overground).

### Features

- Three Bedrooms
- Two Bathrooms
- Open Plan Living Area
- Summer House
- Share Of Freehold
- Garage



## Dartmouth Road, NW2

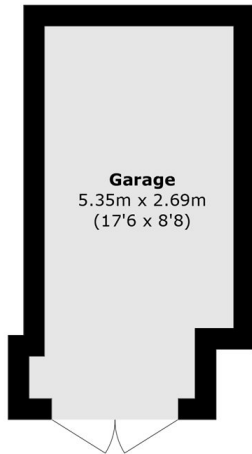
The flat is centred around a reception, dining and kitchen area measuring over 8.8m in length, providing clear zones for cooking, dining and relaxing. Double glazing windows at the front of the property and the principal bedroom.

There are three bedrooms: a principal bedroom, a second double, and a third room suitable as a study, nursery or guest room. The bathrooms are fitted to a modern standard and en-suite includes a Japanese smart toilet.

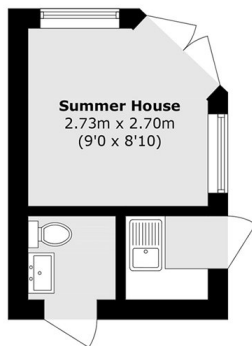
A private south facing garden including a separate summer house with its own WC and kitchenette.



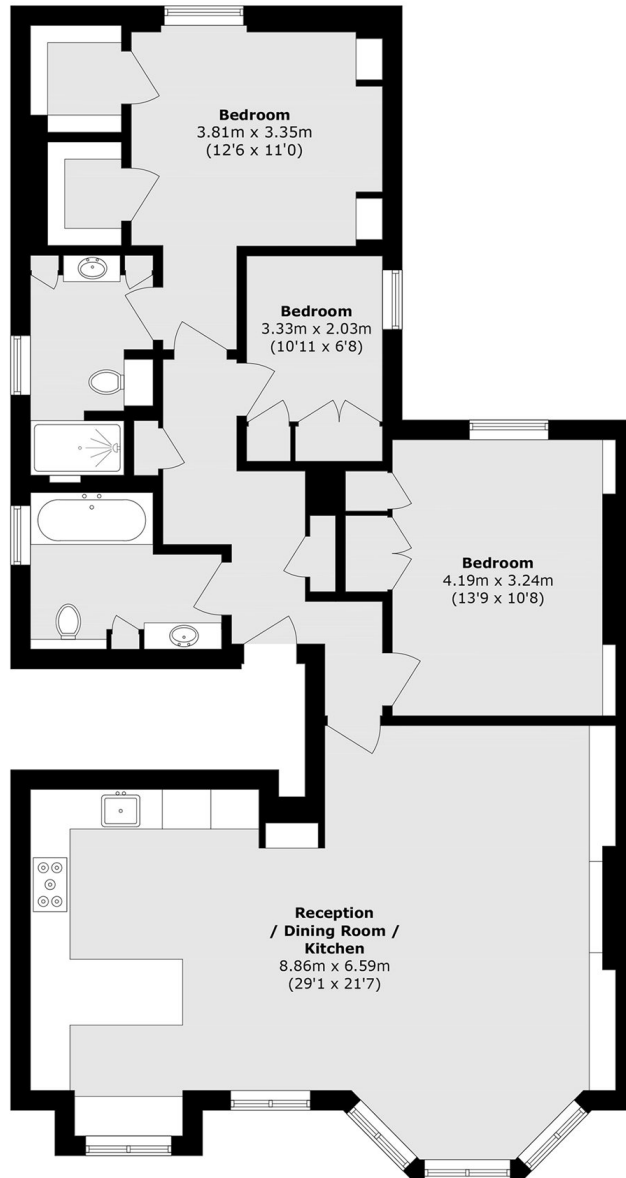
# Dartmouth Road, London, NW2



**Ground Floor**



**Ground Floor**



**First Floor**

Total area (approx.): 123.8 sq. m (1332.5 sq. ft)  
Outbuilding area (approx.): 10.6 sq. m (114.0 sq. ft)  
Garage area (approx.): 13.8 sq. m (148.5 sq. ft)