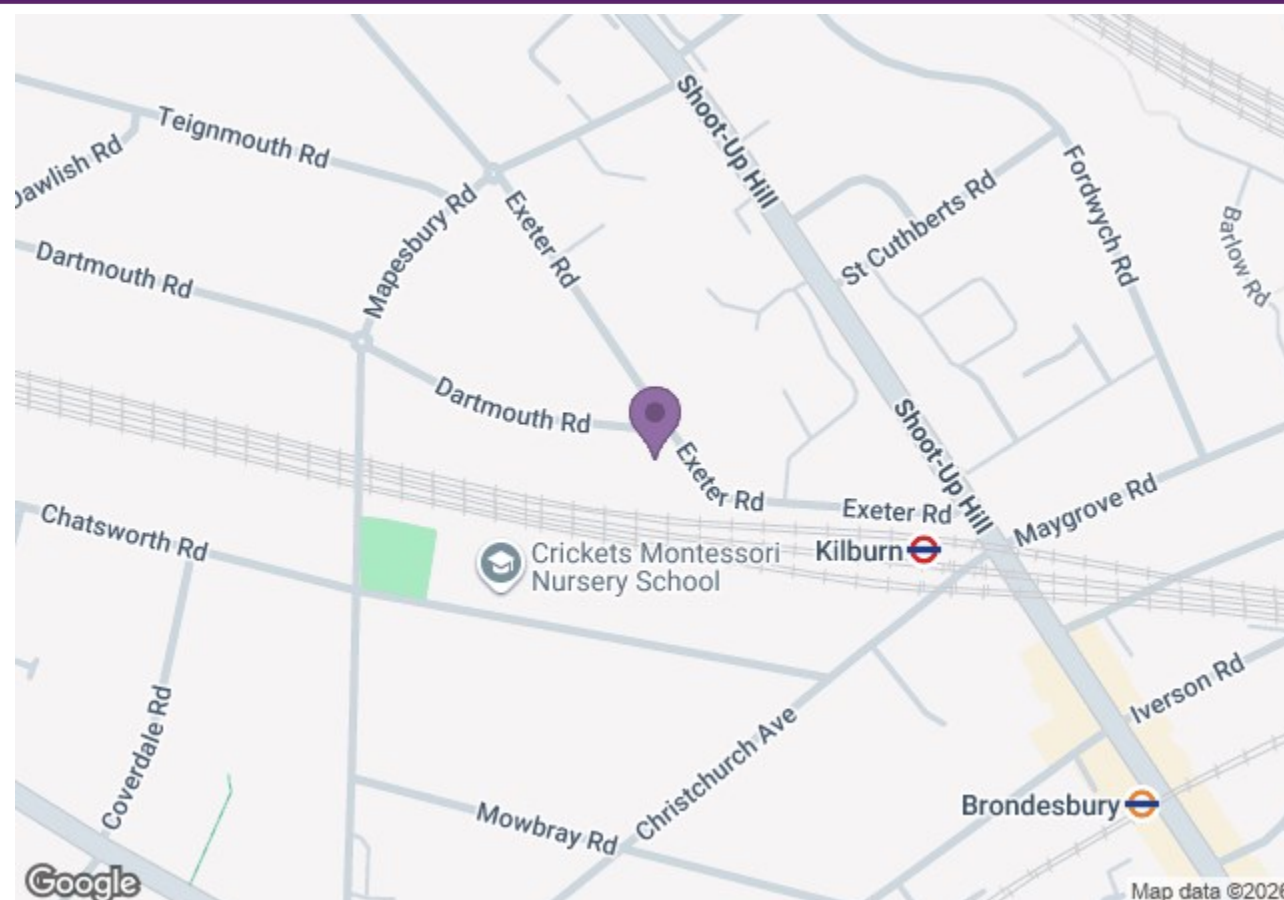




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	59	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



Dartmouth Road, London, NW2 4ET

Asking Price £1,250,000

Subject to Contract

- An oasis in the middle of London
- Few minutes' walk of Kilburn tube
- Elegant double fronted Edwardian red brick house with high ceilings throughout
- Period features & wooden style flooring throughout
- Three bedroom garden apartment with two bathrooms
- Different tiered retreats & wild areas in this private 90ft rear garden with rear studio
- Share of freehold



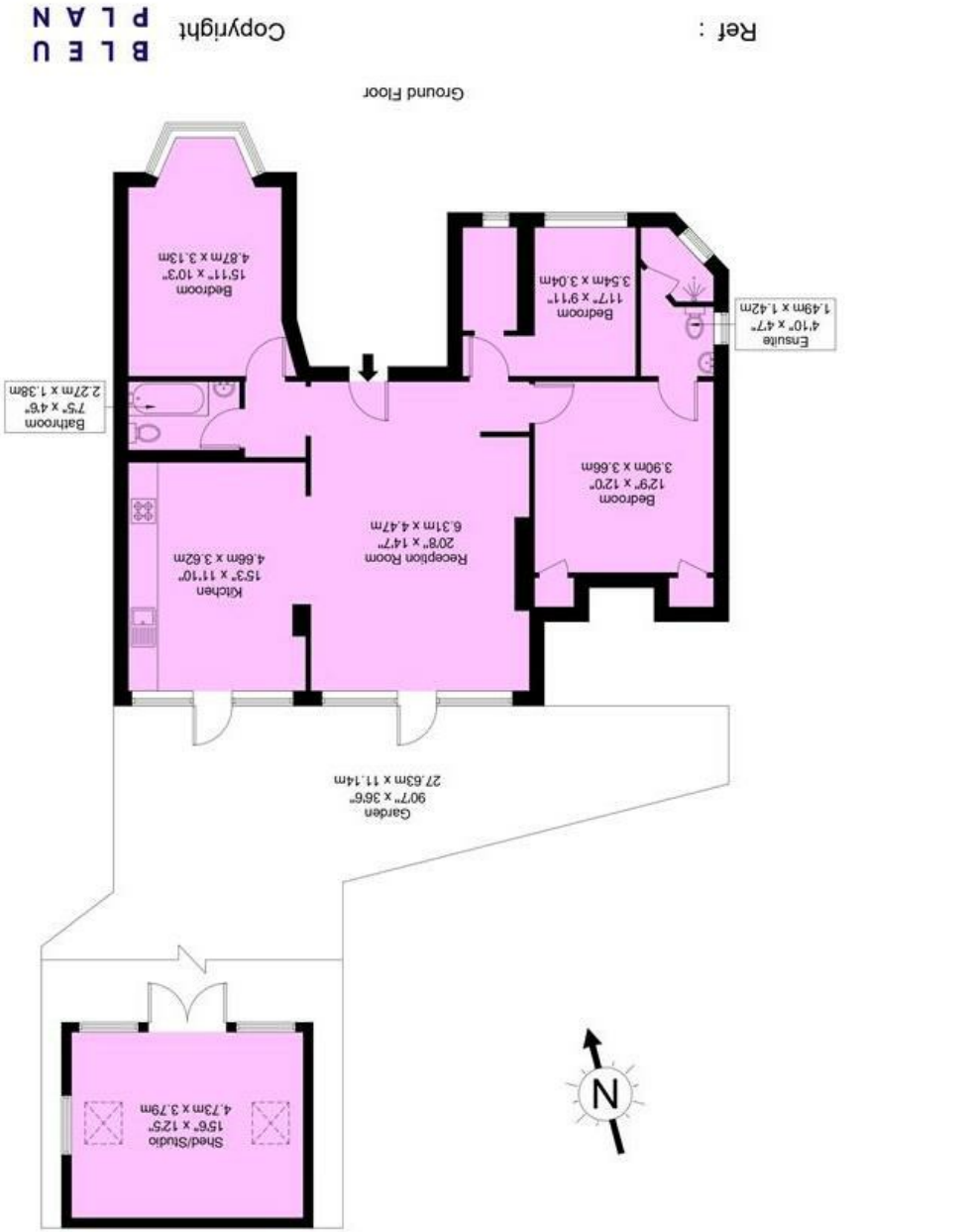
Dartmouth Road, NW2 4ET

Imposing & most charming ground floor apartment set within a distinctive corner period building, this property combines elegance, character and modern comfort. The accommodation is thoughtfully arranged to provide generously proportioned rooms with excellent storage throughout, while the spacious receptions open directly onto a beautifully landscaped private garden extending to approximately ninety feet. With its desirable south-west orientation, the garden offers an idyllic space for relaxation or entertaining, with rear studio creating a rare retreat in the heart of the city.

Perfectly positioned just north of Kilburn Underground Station on the Jubilee Line, the apartment enjoys outstanding transport links, with swift connections into central London via Tube, Overground, Thameslink and local bus routes. The fashionable districts of West Hampstead and Kilburn, renowned for their vibrant mix of shops, restaurants and cultural amenities, are also within easy reach, ensuring an exceptional lifestyle opportunity in a highly sought-after location.

Dartmouth road, NW2 4ET

Approx Gross Internal Area = 97.5 sq m / 1049 sq ft
Shed/Studio = 17.9 sq m / 193 sq ft
Total = 115.4 sq m / 1242 sq ft



Email: mail@warwickestateagency.co.uk
warwickestateagents.tv | warwickestateagents.co.uk
69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989

Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

