



Dartmouth Park Avenue, NW5
£4,500,000 Freehold Sole Agents

AMBERDEN
ESTATES



Dartmouth Park Avenue, NW5

An exceptionally rare, six bedroom detached double-fronted Victorian house (4,148 Sq Ft - 385 Sq M), with a 110' west facing garden, in the sought after Dartmouth Park Conservation Area.

Available for first time in 40 years, the property offers beautifully proportioned elegant rooms, generous lateral living spaces, and retains beautiful period features, including fireplaces, panelling, and decorative plasterwork.

Now requiring modernisation, the four storey house represents an unrivalled opportunity, with the potential to remodel and create an impressive, accommodating, family home.

26' Reception room • entrance hall • reception room 2 • dining room • guest WC • 29' kitchen/morning room • 2 cellar rooms • store • utility room • master bedroom & ensuite bathroom • 5 further bedrooms • 2 family bathrooms • storage • eaves storage • 110' west facing garden & glass house • EPC Rating E

The village like atmosphere of Swains Lane, tennis courts, and Hampstead Heath's acres of open space are all a short stroll from the house, which is also well-located for the French Bilingual College of London.

The nearest London Underground Station is Tufnell Park (Northern Line), which is less than 0.4 miles, approximately an 8 minute walk from the house, while Gospel Oak London Overground Station is 0.6 miles, approximately a 10 minute walk

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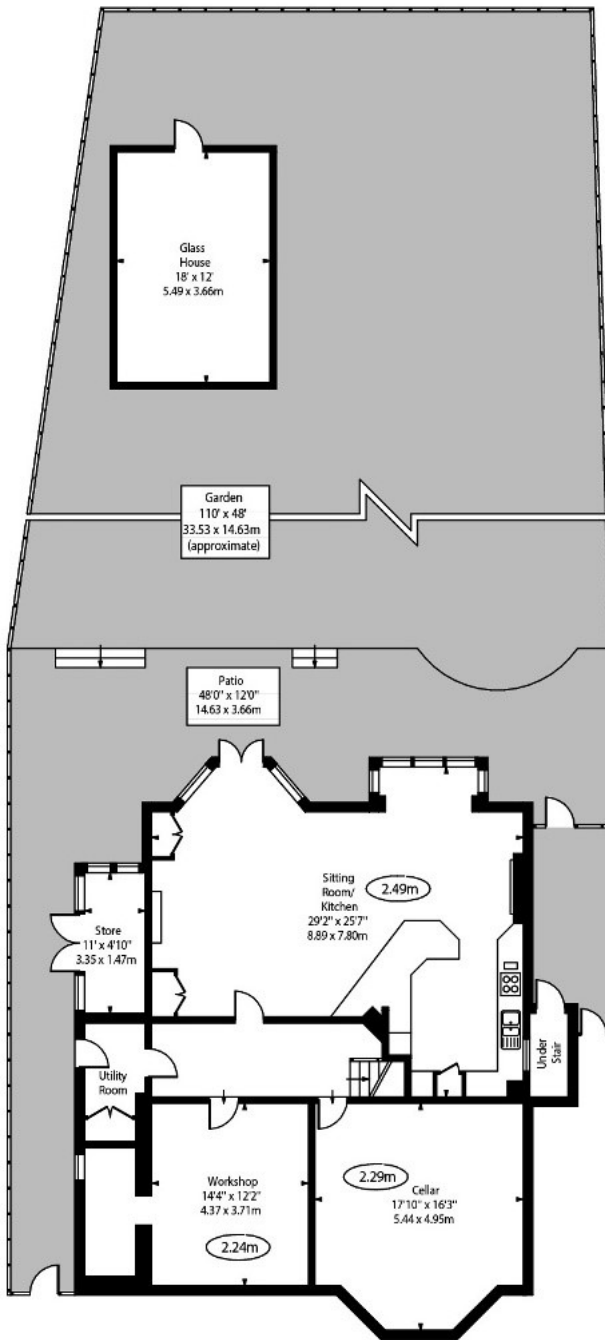




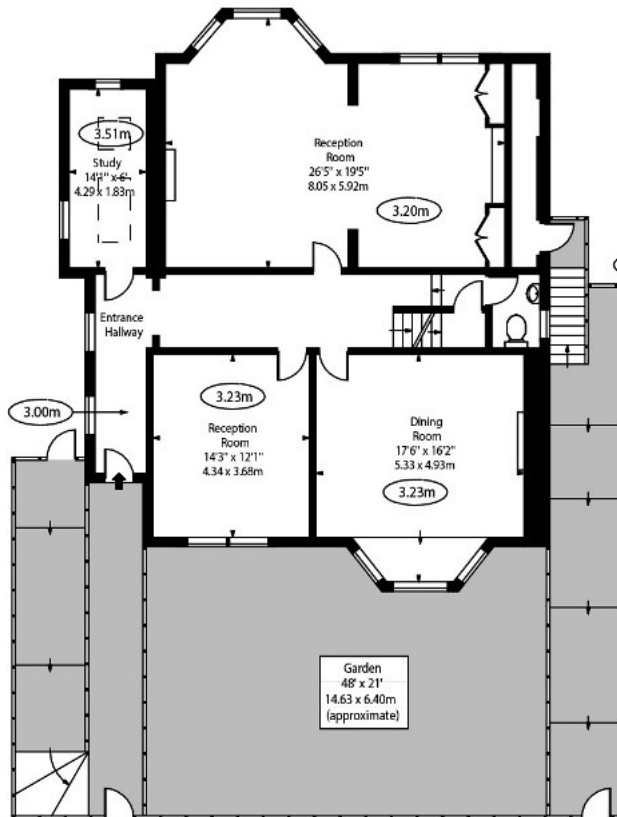




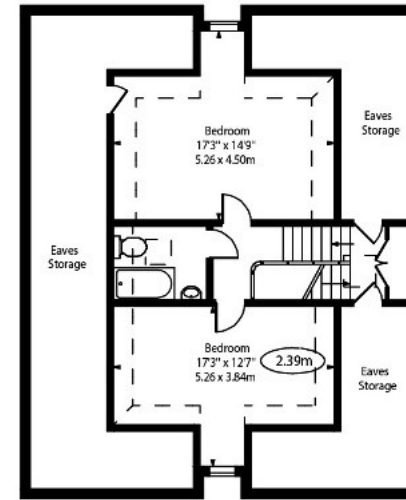




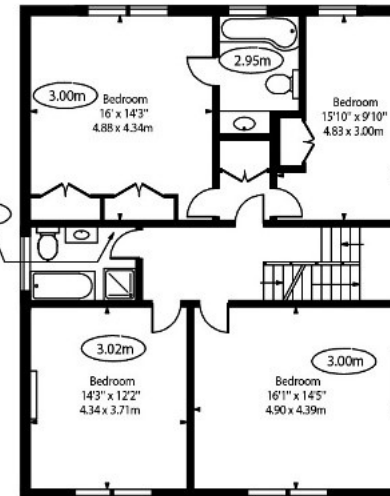
Lower Ground Floor



Ground Floor



Second Floor



First Floor



○ - Ceiling Height

Size

(Approximate Gross Internal Area)

4,148 Sq Ft - 385.36 Sq M

Excluding restricted heights

4,836 Sq Ft - 449.28 Sq M

Including restricted heights

For Illustration Purposes Only - Not to Scale

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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