



<p>APPROX. GROSS INTERNAL FLOOR AREA WITH SUMMER HOUSE 861 SQ FT / 80 SQM                  APPROX. GROSS INTERNAL FLOOR AREA WITHOUT SUMMER HOUSE 736 SQ FT / 68 SQM                  Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.                  While we do not doubt the floor plan accuracy and completeness, you or your advisors should                  conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p><b>Boscastle Road</b></p> <p>date 23/11/21</p> <p><b>photoplan</b></p>
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## Boscastle Road NW5 1EG £400 Per Week

**A large one bedroom garden flat situated on one of Dartmouth Parks most sought after roads. This impressive apartment on the lower ground floor and has it's own street entrance a bright reception/diner with French doors out to a shared rear terrace & garden, modern fitted kitchen, large double bedroom with built in wardrobes and a modern bathroom.**

**Located within moments of the open spaces of Parliament Hill Fields, local shops and eateries in both Swains Lane and Chetwynd Road, whilst transport is provided by way of Kentish Town, Tufnell Park & Archway Underground Stations, Gospel Oak Overground and several bus routes**

**AVAILABLE IMMEDIATELY - FURNISHED**

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JACK A. SHORN

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

  

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Service: It is not our company policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars nor oral representation form part of any offer or contract and their accuracy cannot be guaranteed.

# Boscastle Road, NW5 1EG

