

# MATTHEW JAMES

Residential Sales • Lettings • Management



Chetwynd Road, London, NW5 1DJ

**£2,500 Per Calendar Month**

A two double bedroom flat with terrace arranged over the top two floors of a Victorian building in the heart of Dartmouth Park. The property is a short walk from Parliament Hill Fields with its array of amenities including a lido, tennis courts, running track and cafes beyond which are the wide open spaces of Hampstead Heath. The area also offers a lovely selection of shops and places to eat and drink as well as excellent transport links with Kentish Town, Gospel Oak and Tufnell Park underground stations within a short walk. Offered mostly unfurnished. Available from 22nd April.

## First Floor Entrance

### Half Landing

Door to roof terrace.

## Second Floor

### Lounge



This 'L' shaped room has three arched sash windows and inset halogen ceiling lights.

### Kitchen



A good range of white fitted wall and base units with rolled top preparation surfaces. There is a stainless steel integrated oven with 4 ring gas hob, a stainless steel single sink and drainer, washing machine, tall fridge/freezer and splash back tiling.

## Bathroom/WC



A white suite comprising of a panel enclosed bath with wall mounted shower, low flush WC and pedestal wash basin.

## Top Floor

### Bedroom One



Double bedroom with twin sash windows.

### Bedroom Two



Double bedroom with sash Window.

## Roof Terrace

The terrace is tiled with brick perimeter wall. South East Facing.

## Additional Information

Camden Council Tax Band E

Holding Deposit Equivalent To 1 Weeks Rent e.g. 1

x £576 = £576

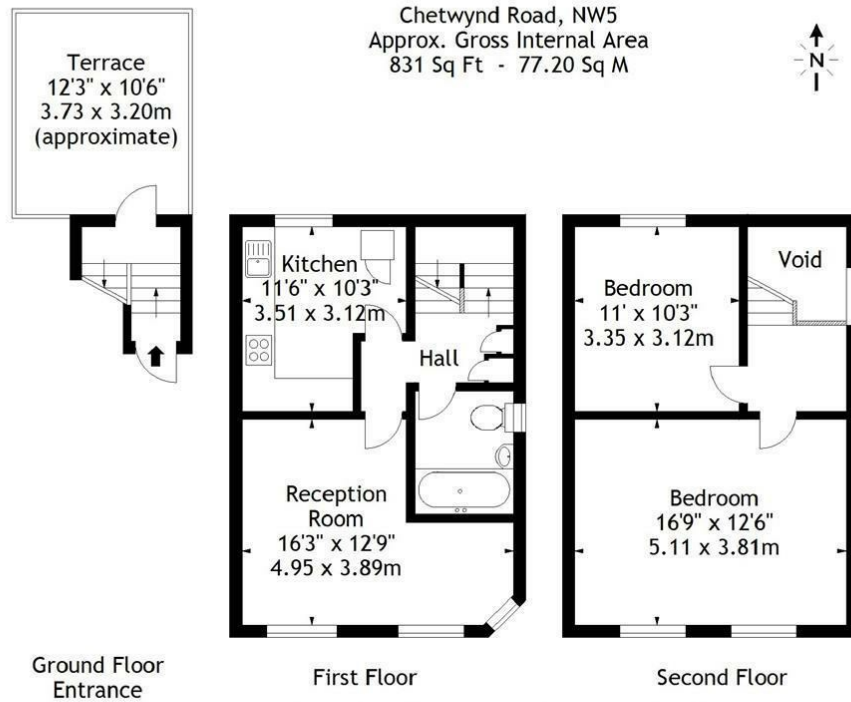
Full Deposit Equivalent to 5 Weeks Deposit e.g. 5 x

£576 = £2,880

Mostly Unfurnished

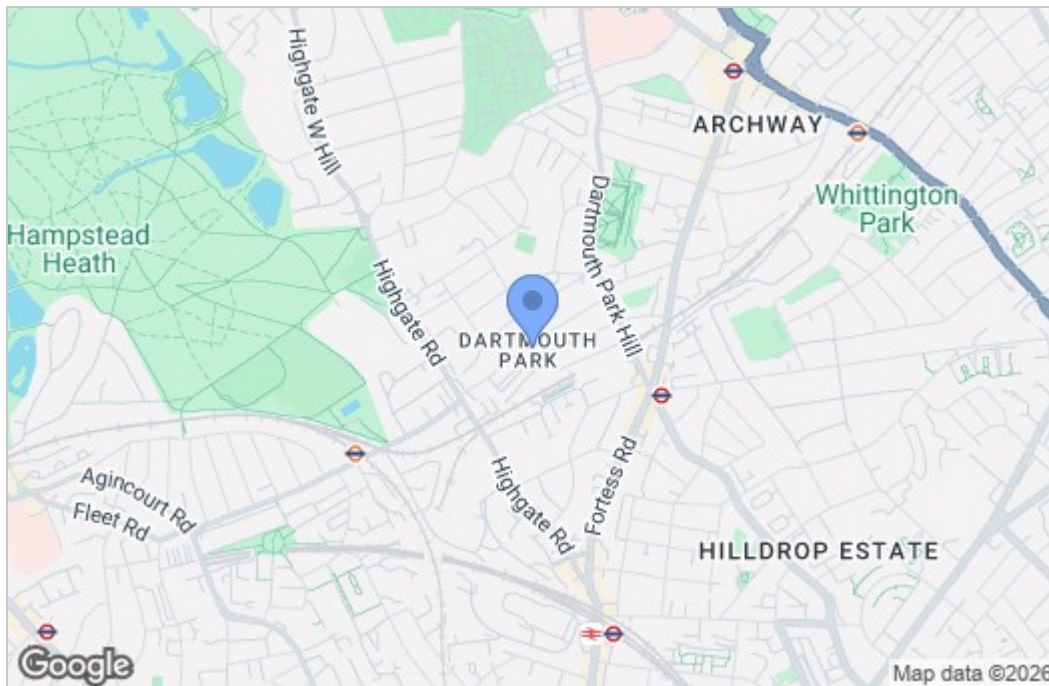
Available From 22nd April

# Floor Plan

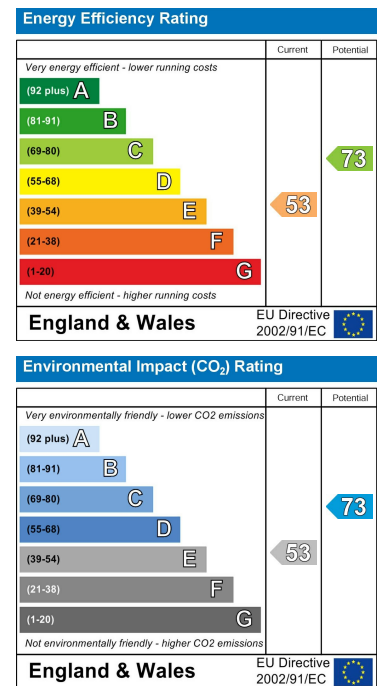


Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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# Area Map



# Energy Efficiency Graph



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