

# MATTHEW JAMES

Residential Sales • Lettings • Management



56A Chetwynd Road, Dartmouth Park, NW5 1DJ

**Asking Price £475,000**

A lovely one double bedroom split level first floor conversion with southerly facing terrace. Located in the heart of Dartmouth Park this superb property offers an impressive kitchen breakfast room, a sunny lounge and vintage style bathroom. The flat is within a short and pleasant walk of the large open spaces of Parliament Hill Fields with its tennis courts, running track, outdoor Lido, cafe and Hampstead Heath beyond. Close to the transport links of both Tufnell Park Underground Station (Northern Line) and Gospel Oak Overground Station (Suffragette and Mildmay lines), a number of bus routes are also within easy walking distance. The property is to be sold with no upward chain. Leasehold.

## First Floor Entrance

Accessed via a shared staircase with the property above.

## Split Level Hallway

Carpeted with overhead storage cupboard. The hallway is divided by three steps, the bedroom is located off the lower landing, the lounge, kitchen and bathroom can be accessed from the higher landing.

## Living Room



A lovely 'L' shaped room with three sash windows spanning the front elevation with a large open hatch linking through to the Kitchen. Further features include a fitted carpet, radiators and pendant light fitting.

## Kitchen Breakfast Room



An impressive fitted kitchen with cream coloured wall and base units with wooden fittings and oiled wooden work surfaces, incorporating a ceramic one and a half bowl sink/drainer with 'swan neck' mixer tap. Other features include an integrated stainless steel fan assisted oven/grill with four ring gas hob and stainless steel overhead extractor canopy, integrated washer/dryer, space for a free standing tall fridge freezer, sash window overlooking the rear of the property, wooden flooring, inset spotlights and with a handy wall mounted fold down leaf table.

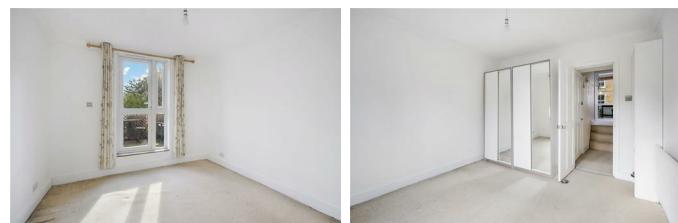
## Bathroom



A white 'vintage' style suite comprising of a panel

enclosed bath with hand held shower attachment, a wash hand basin set into a vanity unit, low flush W.C, an airing cupboard housing a Worcester combi boiler, small sash window to the front of the building, tiled flooring, inset spotlights and radiator.

## Double Bedroom



A good sized double bedroom located off the lower side of the split level hallway, featuring a fitted carpet, radiator, pendant light fitting and double glazed casement windows and door giving access to the small private southerly facing terrace.

## Terrace



A small decked southerly facing terrace directly off the bedroom, with enough space for a garden table and chairs.

## Front Elevation



## Additional Information

Leasehold - 125 years from 25 March 1995 expiring on 24 March 2120 - Approx. 95 years remaining

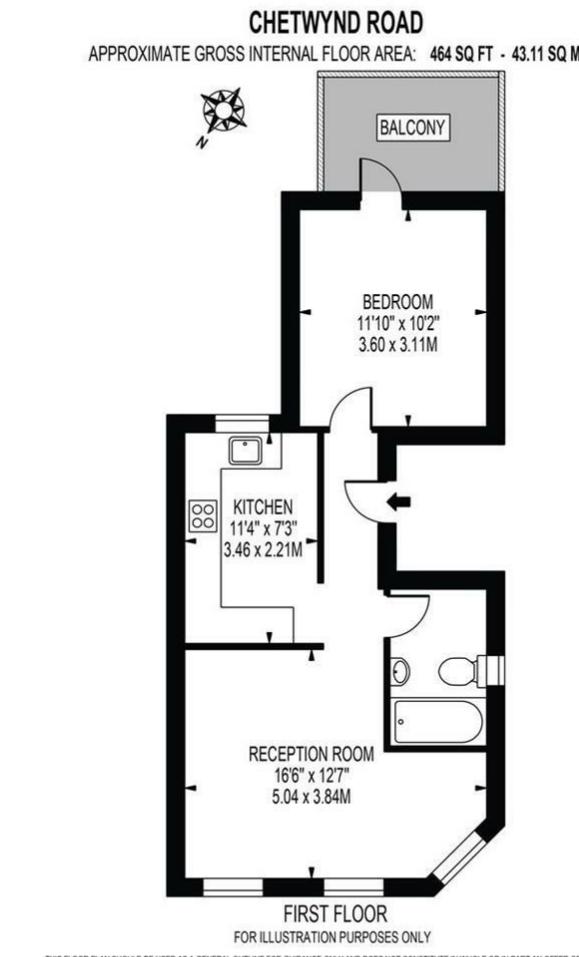
Camden Council - Council Tax Band - D

Service Charge - £1,711.92pa

Ground Rent - £75

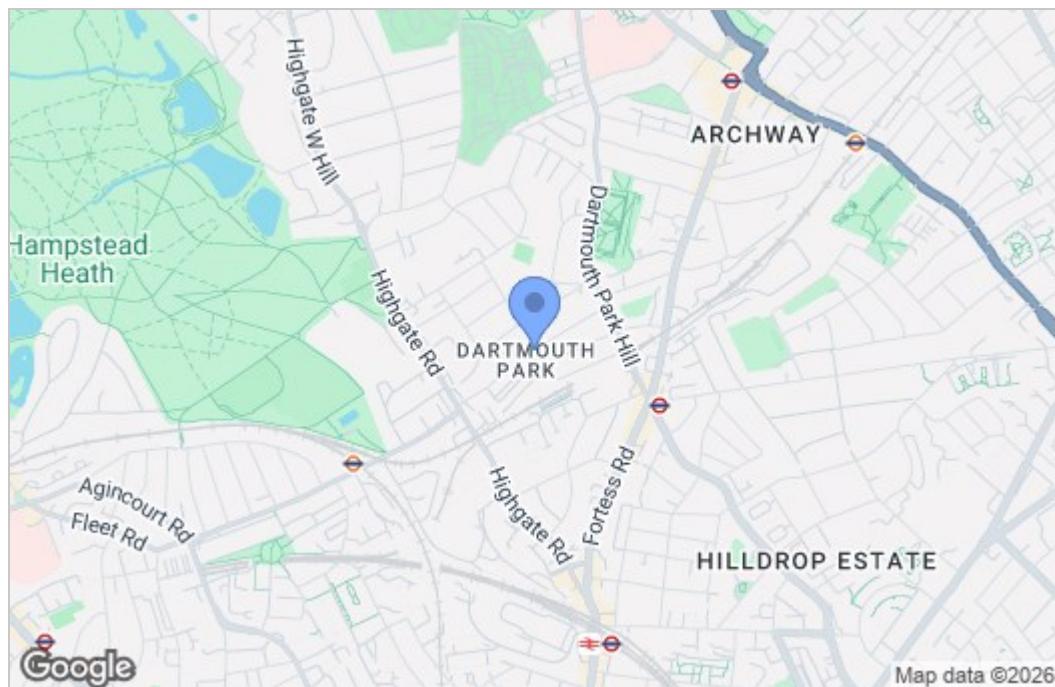
Annual Reserve Fund - £105

## Floor Plan

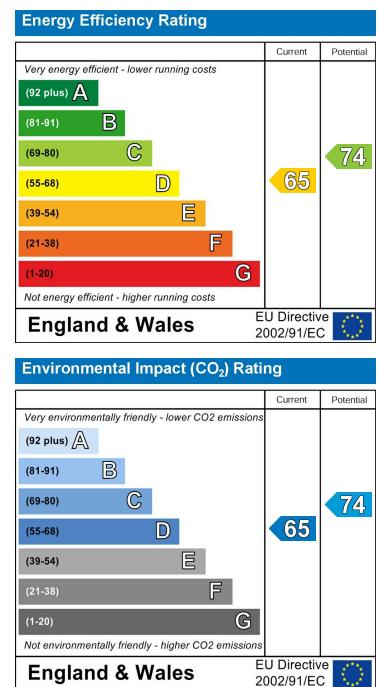


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## Area Map



## Energy Efficiency Graph



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