

# MATTHEW JAMES

Residential Sales • Lettings • Management



Kingswear Road, Dartmouth Park, NW5 1EU

**£3,500 Per Calendar Month**

Matthew James offer for rental a substantial four bedroom garden maisonette arranged over the upper two floors of a charming house located on a quiet tree lined turning in the heart of Dartmouth Park. To the west and a short walk away lies Parliament Hill Fields offering a wide range of amenities including a lido, weekend food market, running track and tennis courts all of which lead onto the wide open spaces of Hampstead Heath. Available 1st November. Unfurnished. HMO LICENCED.

Ground Floor Entrance  
Steps up to.....

First Floor

Hallway  
Oak wood floor.

Lounge



A bright room with oak wood flooring, double glazed casement windows and fitted shelving.

Kitchen



Offering a good range of wall and base storage units finished in a light wood effect with dark rolled top work surfaces. Appliances include an oven with 4 ring gas hob, washing machine, fridge and freezer. This lovely kitchen is finished in grey splash back tiling a large ceramic panel floor tiles. Door leading to rear garden.

Bedroom One



Large fitted wardrobes, carpeted.

Bedroom Two



Fitted wardrobes, carpeted.

Shower Room/W.C.



Quadrant shower cubicle with wall mounted adjustable shower attachment, and glazed sliding doors, pedestal wash hand basin set in a vanity unit and low flush w.c. Further benefits include a wall mounted medicine cabinet and a large mirror. Finished in white ceramic wall tiles and grey panel floor tiling.

Stairs to Top Floor  
Fitted storage units.

Top Floor

## Bedroom Three



Fitted wardrobe and deep eaves storage, carpeted.

## Bedroom Four



Fitted wardrobe and deep eaves storage, carpeted.

## Bathroom /W.C.



A white suite comprising of a panel enclosed bath with hand held shower attachment, a quadrant shower cubicle with 'Triton' power shower and adjustable wall mounted shower attachment, pedestal wash hand basin, low flush w.c. Further benefits include a wall mounted medicine cabinet , large wall mounted mirror and shelving.

## Laundry Room

Walk in laundry room with hanging space and built in shelving.

## Exterior



The front garden has a mixture of paving flags with low maintenance slate shale a high perimeter hedge and two storage sheds. There are steps down to the rear garden with front patio and central artificial lawn with perimeter planted borders and high bamboo fencing. Offering two large storage sheds and a childrens playroom.

## Additional Information

Camden Council Tax Band D  
Holding Deposit Equivalent Of 1 Weeks Rent  
Full Deposit Equivalent Of 5 Weeks Rent  
Minimum One Year Tenancy Agreement

## Floor Plan

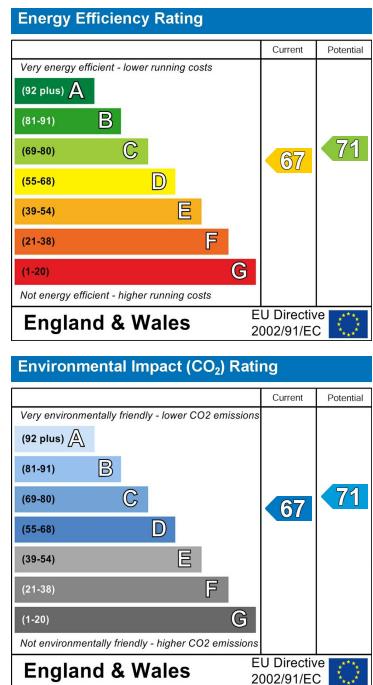


Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all dimensions are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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## Area Map



## Energy Efficiency Graph



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