



## **Laurier Road, Dartmouth Park, NW5 1SD**

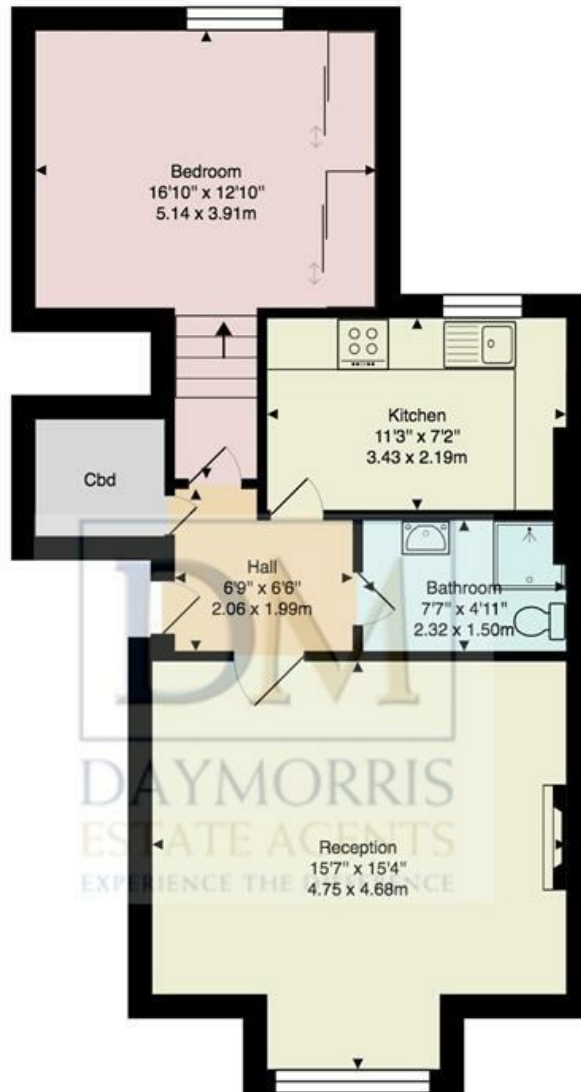
**£530,000**

A tastefully presented one double bedroom flat on the ground floor of this superbly maintained detached converted Victorian property. The flat which occupies a prominent position, on one of Dartmouth Park's most attractive residential streets is within the Dartmouth Park Conservation Area. The apartment has a lovely feeling of natural light throughout, and is offered with a share of the freehold. A desirable location, Laurier Road is within a short walking distance of the newly updated shops and cafes found on Swain's Lane and the open spaces of Hampstead Heath.





# Laurier Road



Ground Floor

Approx. Gross Internal Area: 564 ft<sup>2</sup> ... 52.4 m<sup>2</sup>

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

| 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 |         |           |
|   | 60      | 74        |
| 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   |         |           |