



**Dartmouth Park Hill**

**2 Bedroom**

**£569,950 Leasehold**

Tufnell Park, Tufnell Park





## Flat A, 42 Dartmouth Park Hill

### Description

- Lower Ground Floor 2-Bedroom Flat
- Long Lease
- Modern Kitchen with built-in Appliances
- Walking Distance to Parliament Hill Field
- Moments from Tufnell Park Station
- Chain Free With Vacant Possession
- Gas Central Heating

Ariston Property is proud to welcome to the market, this elegant lower ground floor 2-bedroom flat with a perfect blend of contemporary comfort set within the charming ambience of a Victorian house.

Located on Dartmouth Park Hill, this property offers convenience and tranquillity in equal measure.

**Two Bedrooms:** This flat comprises two inviting bedrooms, providing an ideal space for rest and rejuvenation.

The accommodation has been thoroughly refurbished to a high standard.

**Modern Kitchen:** The well-appointed kitchen is a chef's delight, equipped with sleek countertops, integrated Bosch appliances, and plenty of storage.

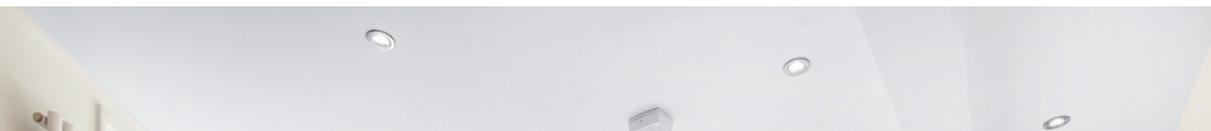
Whether you're preparing a quick meal or hosting a dinner party, this kitchen meets all your culinary needs.

**Contemporary bathroom:** Indulge in the luxurious bathroom featuring modern fixtures and stylish finishes. Pamper yourself with a refreshing shower or unwind in the bathtub after a long day.

**Private Patio Area:** Step outside to discover your own private patio area, perfect for enjoying morning coffee or al fresco dining on balmy evenings. This outdoor space offers a serene escape from urban life.

**Period Features:** Character abounds in this flat with charming period features such as high ceilings, sash windows, and decorative cornices, adding a touch of elegance to the living space.

**Convenient Location:** Situated on Dartmouth Park Hill, benefits from excellent transport links and a host of leisure and social amenities nearby. Tufnell Park Underground Station is within easy reach, providing swift access to central London and beyond. Explore the vibrant local cafes, restaurants, and shops on Fortess Road.



**Accommodation Comprises:**



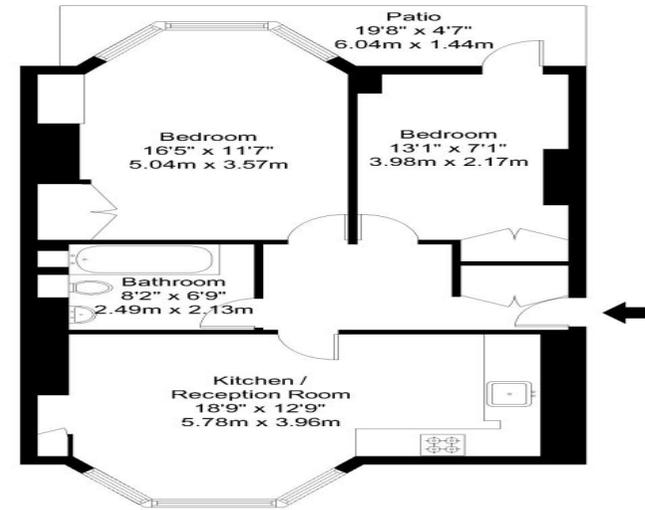


# Dartmouth Park, Hill, NW5 1HN

Approx Gross Internal Area = 60 sq m / 645 sq ft

Patio = 6 sq m / 64 sq ft

Total = 66 sq m / 710 sq ft



Basement

Ref:

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RIC3 code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Certificate Number : 2301-7059-2352-0098-0206

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2301-7059-2352-0098-0206>



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