



KENTISH TOWN OFFICE
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“50 years of fulfilling dreams”

Dartmouth Park Avenue

Kentish Town, NW5

- 
4
BEDROOMS
- 
2
RECEPTION
ROOMS
- 
FITTED
KITCHEN
- 
OFF STREET
PARKING
- 
TRANSPORT
LINKS
- 
FREEHOLD



This house benefits from an entertaining space including a dual aspect lounge, dining room and kitchen. In addition you have a study, cloakroom and utility room on the ground floor. On the first floor a dual aspect master suite, two additional bedrooms and family bathroom with stairs up to another dual aspect bedroom with space for another bathroom. Outside to you have two mature gardens and off-street parking. This is a prime location and just a stone's throw away from Hampstead Heath and the amenities of Highgate, Tufnell Park and Archway.



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.
 Registered Office: 35 Ballards Lane, London N3 1XW. Company Secretary: B. Peters
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Regulated by RICS

Dartmouth Park Avenue, Kentish Town, NW5

- 3 Bathrooms
- Detached family home
- Fabulous entertaining rooms
- Low maintenance garden
- Off street parking
- Highly sought after location

THE OWNERS LOVE

"We have spent so many years in this house and love the entertaining space, especially for when family and friends visit"

"We love spending time in the mature gardens at either side of the property, which means we can enjoy the sun all day!"

"The neighbourhood is so tranquil but still fantastically located as it's only a short walk away from amenities, transport links and the Heath"

WE'VE NOTICED

Dartmouth Park Avenue is a prime location close to Hampstead Heath and the wonderful amenities of Highgate, Tufnell Park and Archway.

Situated equidistant from the three stations Tufnell Park, Archway and Gospel Oak.



Dartmouth Park Avenue NW5
Total area approx: 175 sq. metres (1884 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	81
EU Directive 2002/91/EC			

A copy of the full EPC is available on request.

Guide Price £1,750,000 Freehold