



## St. Albans Villas

Dartmouth Park London NW5 1QU

£675,000

An exceptionally fine purpose-built maisonette, filled with natural light and conveniently arranged over the top two floors of an attractive four storey modernist building, perfectly situated in a prime Dartmouth Park location, directly opposite Parliament Hill Fields, providing direct access to the 800 acres of rolling countryside and woodland of Hampstead Heath.

Accessed via a communal stairway set behind security gates, the apartment conveniently is arranged over the second and third floors, with the reception and principal bedroom facing directly south. On the lower floor, a generous size hallway opens on to a modern, well-equipped kitchen, fitted with a range of units and a full complement of premium appliances. A very good size reception has engineered oak floors and open, leafy views to the rear.

On the upper floor the very substantial master bedroom features a range of fitted wardrobes and is complemented by a very good second double bedroom and a modern family shower room/wc.

St. Albans Villas is a perfect residential location within Dartmouth Park, situated on the perimeter of The Heath by the Parliament Hill entrance, close to the tennis courts, the lido, running track and weekend farmer's market being a short walk away. The wonderful cafes, restaurants and other notable establishments of Swain's Lane are right on your doorstep including Roni's Bakery & Deli, Kalendar Coffee shop, and Meat N6.

Highgate Road offers numerous bus routes to the City & West End and both Kentish Town Underground & Thames Link and Gospel Oak Overground are within easy walking distance.

- Fabulous two bedroom upper maisonette
- Opposite Parliament Hill Fields
- Large, bright reception
- Good size, modern well-equipped kitchen
- Well-appointed family shower room.wc
- Tranquil communal gardens
- Excellent decorative order
- Double Glazing
- Perfect location, moments from The Heath & Swain's Lane
- Notice being served by seller for lease extension

### Viewing

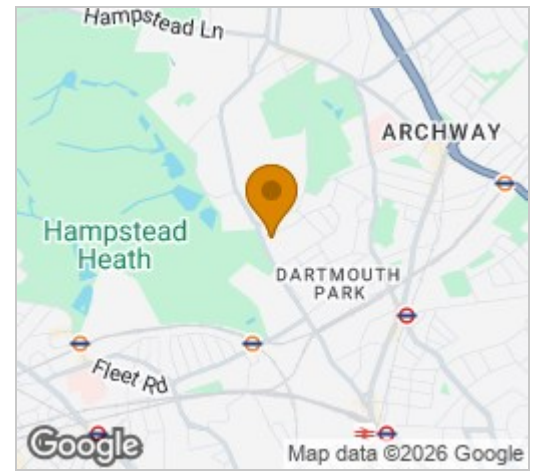
Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



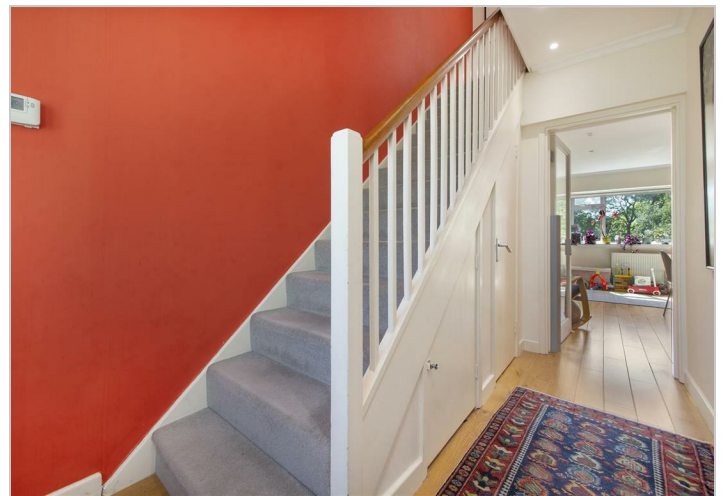
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.