



Croftdown Road, Dartmouth Park, NW5

Asking Price: £550,000

 Benham
& Reeves

Croftdown Road, Dartmouth Park, NW5

🏠 2 Bedroom (s) 🚿 1 Bathroom (s) 🔑 Leasehold

A beautifully presented two bedroom apartment situated on the first floor of this early 20th Century red brick purpose built block located within the popular and leafy Dartmouth Park Conservation Area.

Flooded with natural light, the accommodation comprises a spacious reception room with feature fireplace and large sash window offering wonderful views over the communal garden, a contemporary fitted kitchen, fully tiled bathroom, principal bedroom with full length fitted wardrobes and a second double bedroom with hard wood flooring.

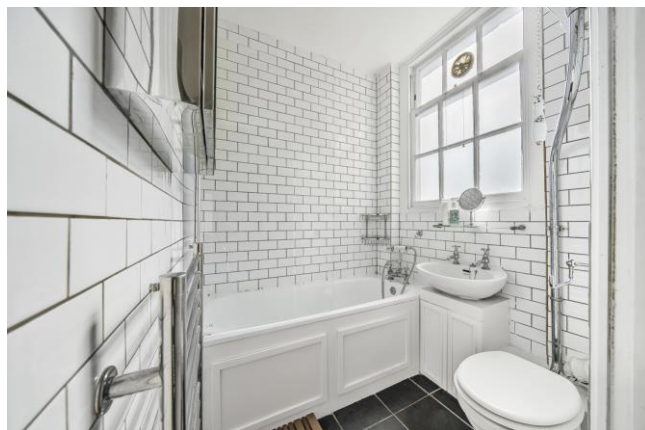
Croftdown Road is a peaceful residential street ideally placed for easy access to the eclectic selection of shops, restaurants, bars and cafes found along both Swains Lane and Fortess Road. The green open spaces of Hampstead Heath are at the end of the road and excellent transport links are close by including Tufnell Park underground station (Northern Line) and Gospel Oak Overground station.



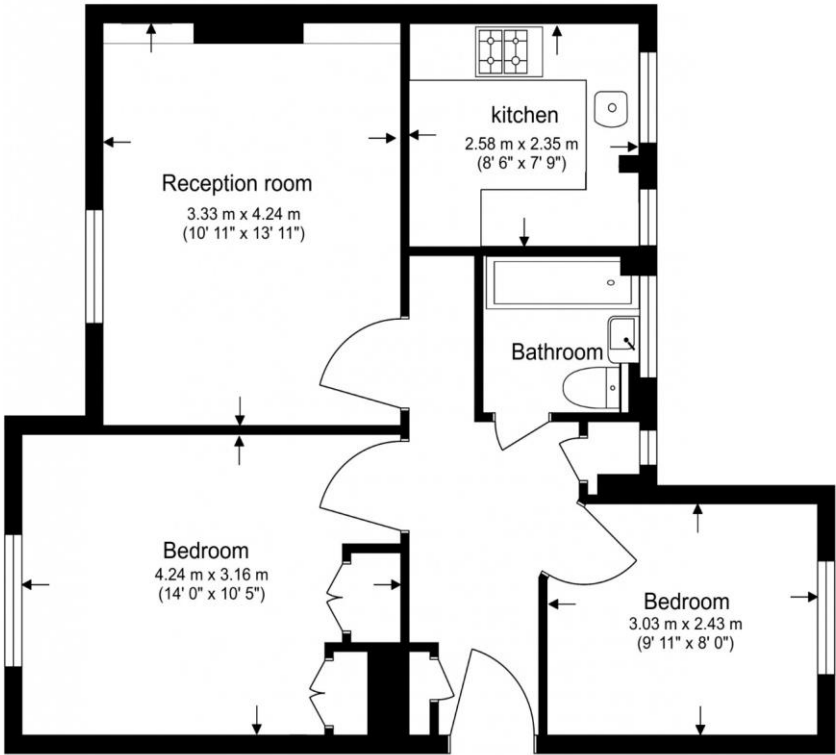


Property Features:

- Two Double Bedroom
- Bathroom
- Reception Room
- Fitted Kitchen
- Communal Garden
- Residents' Parking



1st Floor
 Total Gross Internal Area
 54.1 Sq/m - 583 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£550,000
Tenure:	Leasehold Expires 10/07/2130 Approximately 105 Years Remaining
Ground Rent:	£10.00 (per annum)
Service Charge:	£1,975.00 (per annum)

Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: DMP240030

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