

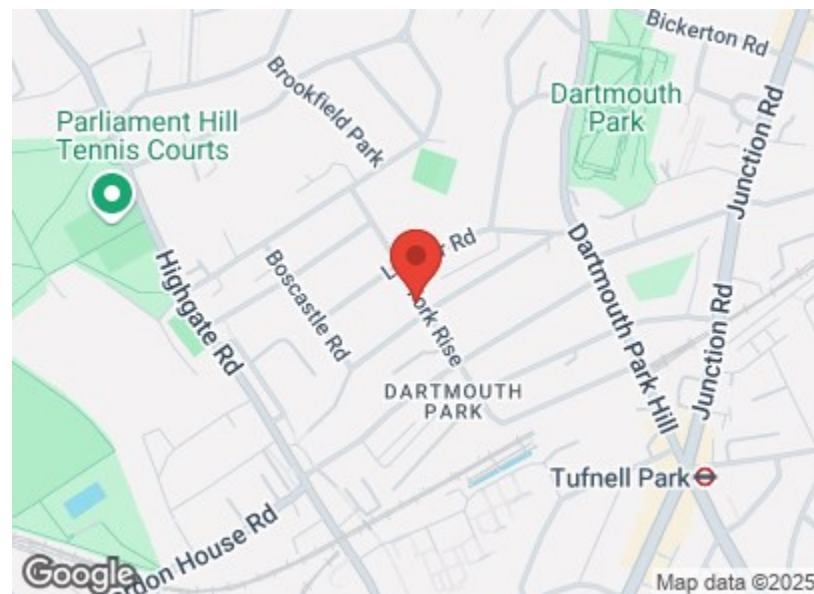
Dartmouth Park Road
 Approximate Gross Internal Area = 2754 sq ft / 255.9 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 9 sq ft / 0.8 sq m
 Total = 2763 sq ft / 256.7 sq m



**Dartmouth Park Road
 NW5 1SX
 £7,000 Per Month**

A stunning near 2754 sq.ft (255.9 sq. m) four bedroom split level family home set over the raised ground, garden level and basement floors, comprising a spacious reception leading to a glazed conservatory dining area with direct access to the pretty rear garden, separate fitted kitchen, large master bedroom suite with garden access, three further bedrooms (two en-suite) and the basement area currently a gym but ideal as a work office or cinema room.

EPC BAND E - TAX BAND E



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	51	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Service: It is not our company policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars nor oral representation form part of any offer or contract and their accuracy cannot be guaranteed.

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