



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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Dartmouth Road, London, NW2 4ET

Asking Price £1,250,000

Subject to Contract

- An oasis in the middle of London
- Few minutes' walk of Kilburn tube
- Elegant double fronted Edwardian red brick house with high ceilings throughout
- Period features & wooden style flooring throughout
- Three bedroom garden apartment with two bathrooms
- Different tiered retreats & wild areas in this private 90ft rear garden with rear studio
- Share of freehold



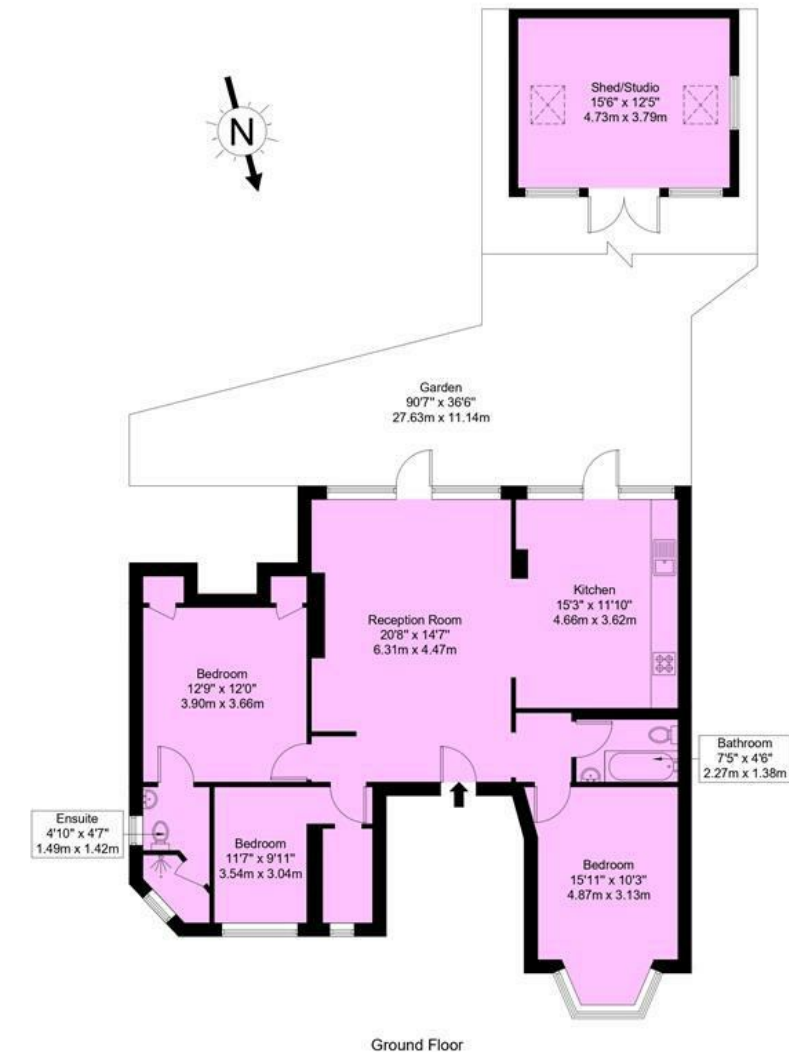
### Dartmouth Road, NW2 4ET

Imposing & most charming ground floor apartment set within a distinctive corner period building, this property combines elegance, character and modern comfort. The accommodation is thoughtfully arranged to provide generously proportioned rooms with excellent storage throughout, while the spacious receptions open directly onto a beautifully landscaped private garden extending to approximately ninety feet. With its desirable south-west orientation, the garden offers an idyllic space for relaxation or entertaining, with rear studio creating a rare retreat in the heart of the city.

Perfectly positioned just north of Kilburn Underground Station on the Jubilee Line, the apartment enjoys outstanding transport links, with swift connections into central London via Tube, Overground, Thameslink and local bus routes. The fashionable districts of West Hampstead and Kilburn, renowned for their vibrant mix of shops, restaurants and cultural amenities, are also within easy reach, ensuring an exceptional lifestyle opportunity in a highly sought-after location.

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Approx Gross Internal Area = 97.5 sq m / 1049 sq ft  
 Shed/Studio = 17.9 sq m / 193 sq ft  
 Total = 115.4 sq m / 1242 sq ft



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 RICS 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. Copyright @ BleuPlan

**Tenure** Share of Freehold

**Price** Asking Price £1,250,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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