



## Dartmouth Road, London, NW4 3HY

**£385,000 - Leasehold - Share of Freehold**

**\*\*CHAIN FREE\*\*** Ideally positioned just moments from both Hendon Mainline and Hendon Underground stations, this attractive two-bedroom first-floor conversion offers bright, well-proportioned living in a highly convenient location and benefits from a share of freehold, making it an excellent long-term investment with typically lower outgoings.

The property features an impressive approximately 17ft reception room with a contemporary open-plan kitchen, creating an excellent space for both everyday living and entertaining. Further benefits include gas central heating and double glazing throughout.

With the advantages of a share of freehold, reduced reliance on third-party management and strong rental and resale appeal, an internal viewing is highly recommended to fully appreciate the space, natural light and superb transport links this property has to offer.

Phone Squires Estates today to arrange a viewing.

Share of Freehold with 993 years remaining

Ground Rent: n/a

Service Charge: n/a

Barnet Council Tax Band C

- **Chain Free**
- **Share of Freehold**
- **Great Location**
- **First-floor Flat**
- **17ft Reception**
- **Open-plan Kitchen**
- **Two Bedrooms**
- **Excellent Transport Links**
- **Low Outgoings**
- **Barnet Council Tax Band C**



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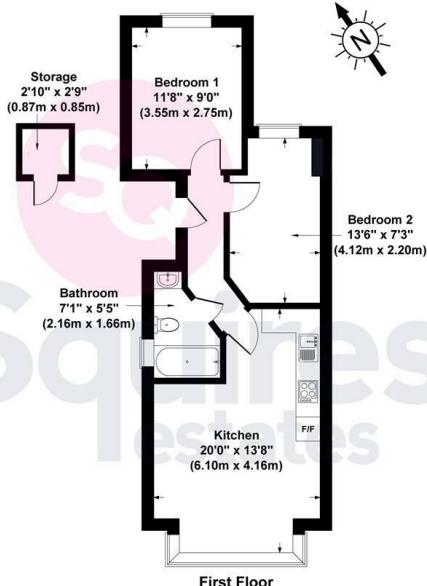
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## Floor Plan

Dartmouth Road London, NW4 3HY  
 Gross Internal Area  
 Flat = 549 sq ft / 51 sq metres  
 Storage area = 11 sq ft / 1 sq metres  
 Total = 560 sq ft / 52 sq metres



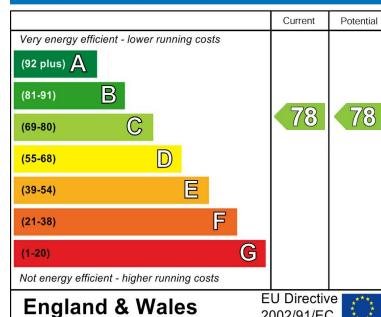
All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



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.

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