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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.

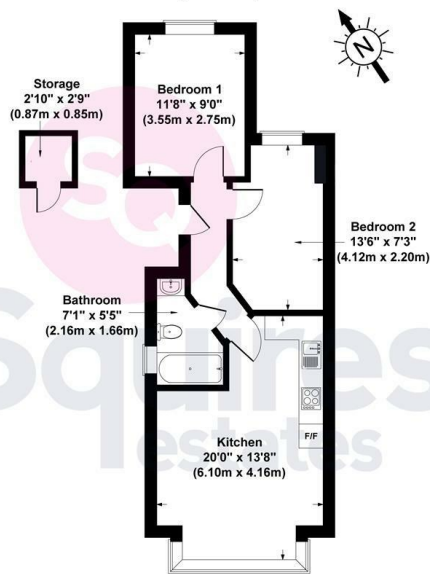
Share of Freehold with 993 years remaining
Ground Rent: n/a
Service Charge: n/a
Barnet Council Tax Band C

- 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



Floor Plan

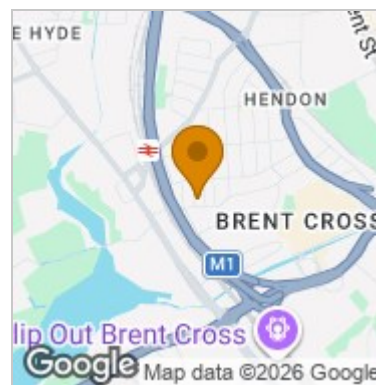
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Gross Internal Area
Flat = 549 sq ft / 51 sq metres
Storage area = 11 sq ft / 1 sq metres
Total = 560 sq ft / 52 sq metres



First Floor

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

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive
2002/91/EC



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.

Finchley Branch

181a Squires Lane,
Finchley,
London N3 2QS
Tel 020 8343 2111

Hendon Branch

16 Central Circus Parade,
Queens Road, Hendon,
London NW4 3AS
Tel 020 8202 0808

Mill Hill Branch

7 Thornfield Parade,
Holders Hill Road, Mill Hill,
London NW7 1LN
Tel 020 8349 3030

