

# MATTHEW JAMES

Residential Sales • Lettings • Management



Dartmouth Park Hill, London, N19 5HX

**£2,000 Per Month**

A spacious one bedroom first floor flat with it's own private entrance benefitting from a large lounge/dining room, kitchen, modern bathroom, utility room and private balcony. Located well for transport (Archway northern line tube and multiple bus routes) whilst being a short and pleasant walk away from Parliament Hill Fields with its numerous amenities including a running track, tennis courts, open air lido and cafe, leading onto the wide open spaces of Hampstead Heath. Offered Unfurnished. Available from around July 26th.

## First Floor Private Entrance

### Entrance Hall

Carpeted, large storage cupboard.

### Lounge



This lovely room has direct access out onto the private balcony and has ample space for both lounge and dining areas.

### Kitchen



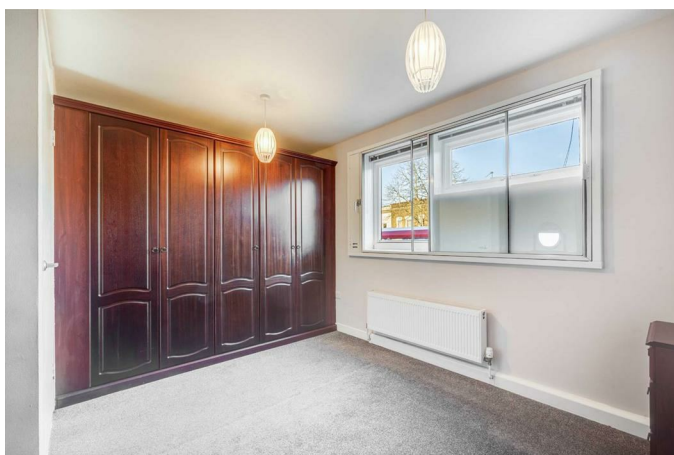
A good range of wall and base unit storage cupboards with appliances to include a tall fridge freezer, oven with four ring hob and extractor canopy and a washing machine.

## Bathroom



Bath with overhead adjustable shower, wash hand basin set in vanity unit, wall mounted mirror, chrome heated towel rail and w.c.

## Bedroom



A double bedroom with plenty of fitted wardrobes.

## Additional Information

EPC Rating C

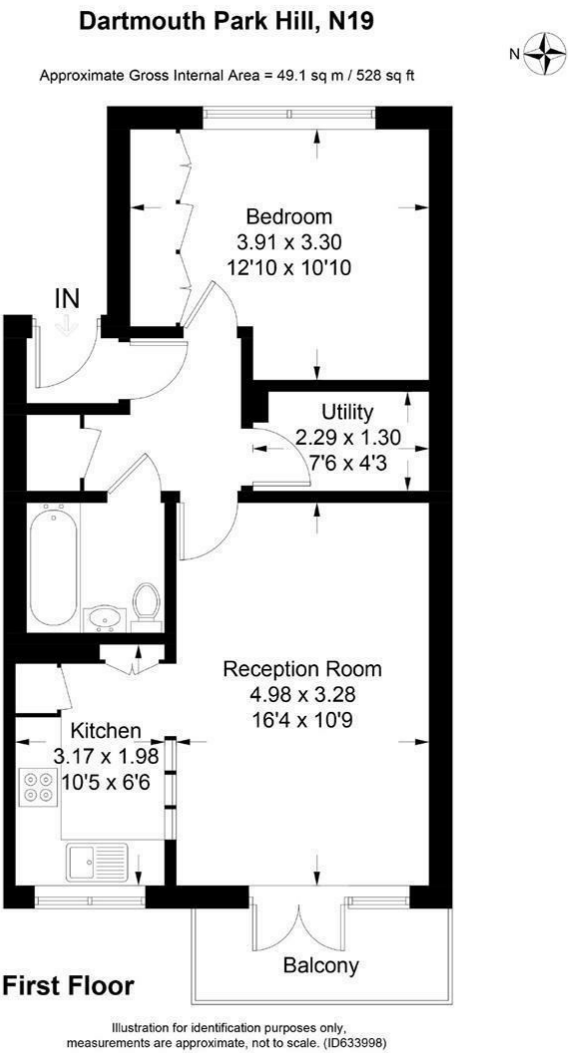
Islington Council Tax Band C - 2025/26 £1,788.53

Holding deposit required based on the asking price is £461.53

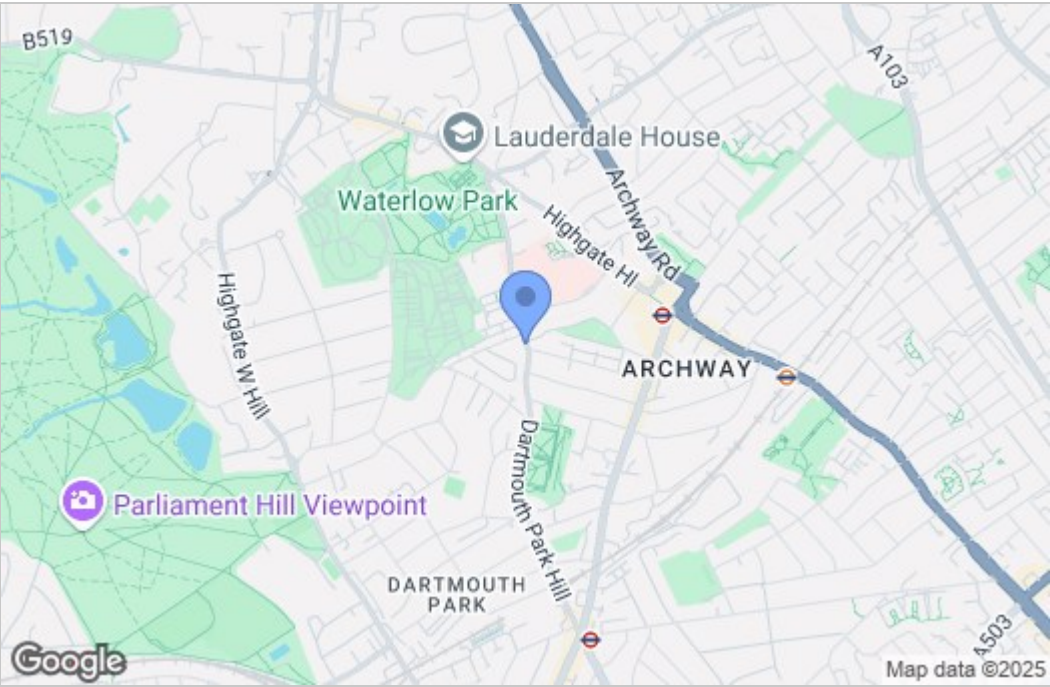
Full deposit required based on the asking price is £2,307.65



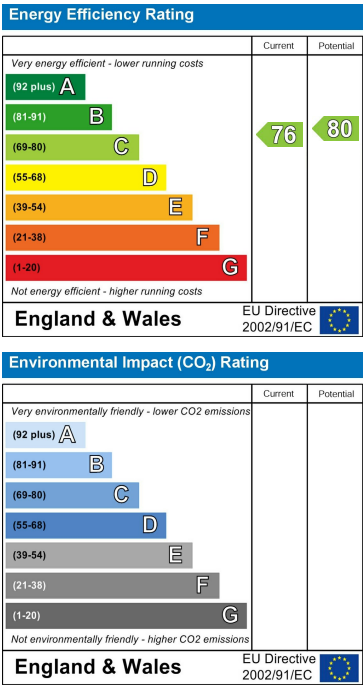
Floor Plan



Area Map



Energy Efficiency Graph



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