

**HARGRAVE PARK N19  
£1,150,000 FREEHOLD**

**A four bedroom chain free house,  
arranged over three floors of a period  
building, with a southerly facing rear  
garden, set off Dartmouth Park Hill.**





Hargrave Park is located between Dartmouth Park Hill and Junction Road, nearest tube stations being Archway & Tufnell Park (both Northern line), and close to local bus services, shops, Dartmouth Park, Waterlow Park and Parliament Hill Fields which is not too far away with Hampstead Heath beyond.

The house offers well proportioned accommodation and is in need of updating. The property comprises two connecting reception rooms, a dining-kitchen area with access to a conservatory & a separate w.c all on the ground floor. Then there are four bedrooms and a bathroom on the floors above.















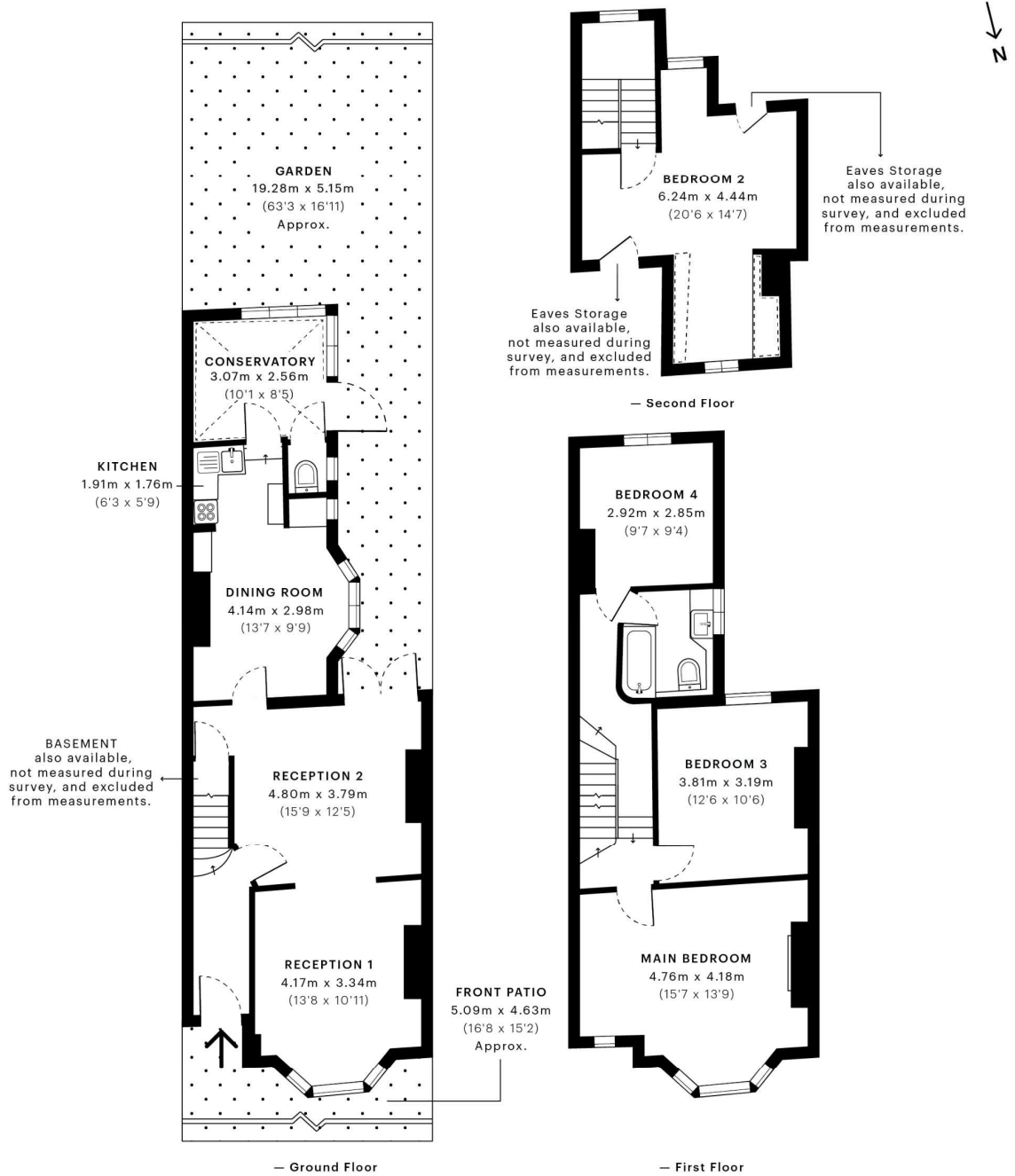




Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract.


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
130.58 sqm / 1405.55 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
117.22 sqm / 1261.75 sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
1.58 sqm / 17.01 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 122.59 sqm / 1319.55 sqft  
IPMS 3C RESIDENTIAL 118.25 sqm / 1272.83 sqft

SPEC ID 62039179b8ac0c0db3ff42b3