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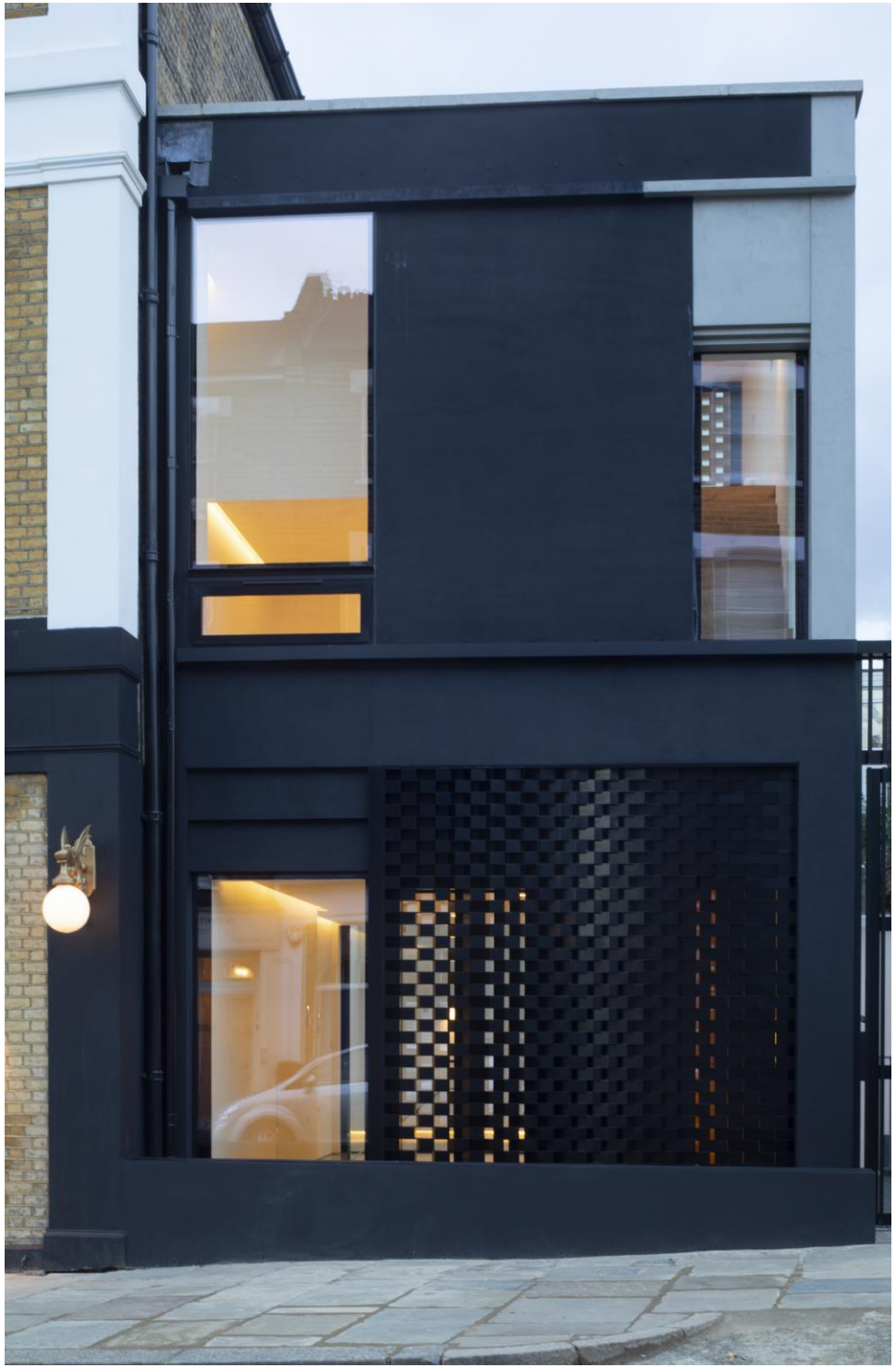
Architecturally designed apartments with a Japanese twist.

Flat 1, Woodsome Road, Dartmouth Park, London, NW5

£1,100,000 Leasehold



Secure gated entrance • Japanese style courtyard gardens (External Amenity Space on both levels) • Polished concrete and hardwood natural floors • Chain free • Principal bedroom with en suite • Triple aspect • Recessed LED Lighting • Architect designed • Underfloor heating

About this property
The exciting new development sees 2x new eco-friendly duplex homes built on land that formerly belonged to the historic pub: The Bull and Last.

The style of the architecture is a mixture of the classic English Coach/Mews house (Common in Hampstead/Highgate) mixed with the famous Japanese courtyard houses one finds in Tokyo, Japan.

At the front of the property there is a defensible space which is made from high quality materials. Granite stone sets in the floor and a large planter for some plants/greenery.

One enters from the street through a large private external gate into an open-air courtyard which gives the property a strong sense of security. There you enter the front door of the Ground and Lower ground floor unit which boasts a large open plan kitchen living area and opens out to an external Japanese courtyard garden.

A polished concrete floor with underfloor heating continues out into the external private space at the rear so that in the warmer months the inside/outside living is blurred. This space is a wow factor when all the courtyard doors are open.

Huge frameless glass windows allow natural light into this living space with Swiss designed 20mm slim line glass sliding doors that slide away to create more space.

A beautiful bespoke timber kitchen turns in to joinery/storage/cloak room as you enter the property.

To keep the front of the house private, a delicate privacy screen on the front façade was encouraged by the planning department to gain planning permission for the new dwellings, this is to ensure the house feels hidden away and at the same time does not overlook neighbouring properties.

These screens give the feeling of expensive jewelry adorning the façade and protecting occupants from the street.

Camden's Chief Conservation Officer had a lot of input into the design and likened the house to an ancient Chinese jewelry box in its design concept.

A Frameless glass balustrade in the dining area leads one down to the 3x large double bedrooms and family bath on the lower ground floor.

The principal bedroom has its own en suite with underfloor heating and all bedrooms have access to external amenity space. Continuing the architectural language of the Japanese courtyard gardens. These external spaces bring more light and fresh air into the property.

Both properties have access to the benefits of solar panels that are situated on the green roof planted with sedum.

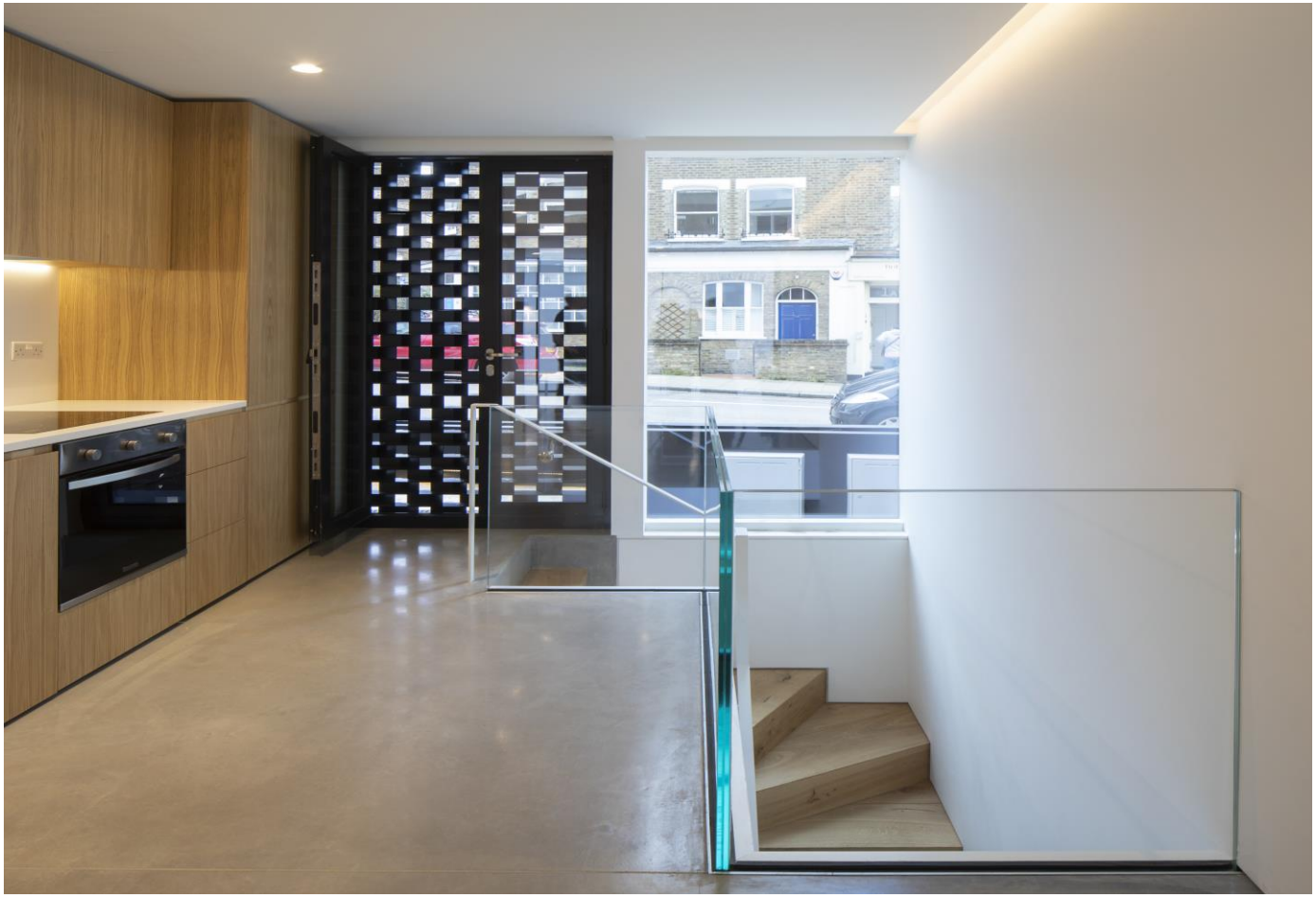
Local Information
The development sits on the corner of Highgate Road/Woodsome Road.

Woodsome Road is a quiet residential street located in the heart of Dartmouth Park and is one of the area's premier roads. In close proximity to the rolling acres of Hampstead Heath and within easy reach of both Tufnell Park (0.6m) and Gospel Oak (0.5m) stations. The property is also located in a good school catchment area with a wealth of primary, secondary and public schools nearby.

Local Authority
London Borough Of Camden

Energy Performance
EPC Rating = B

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.
Telephone: +44 (0) 20 7472 5000.



Flat 1, Woodsome Road, Dartmouth Park, London, NW5
Gross Internal Area 877 sq ft, 81.4 m²

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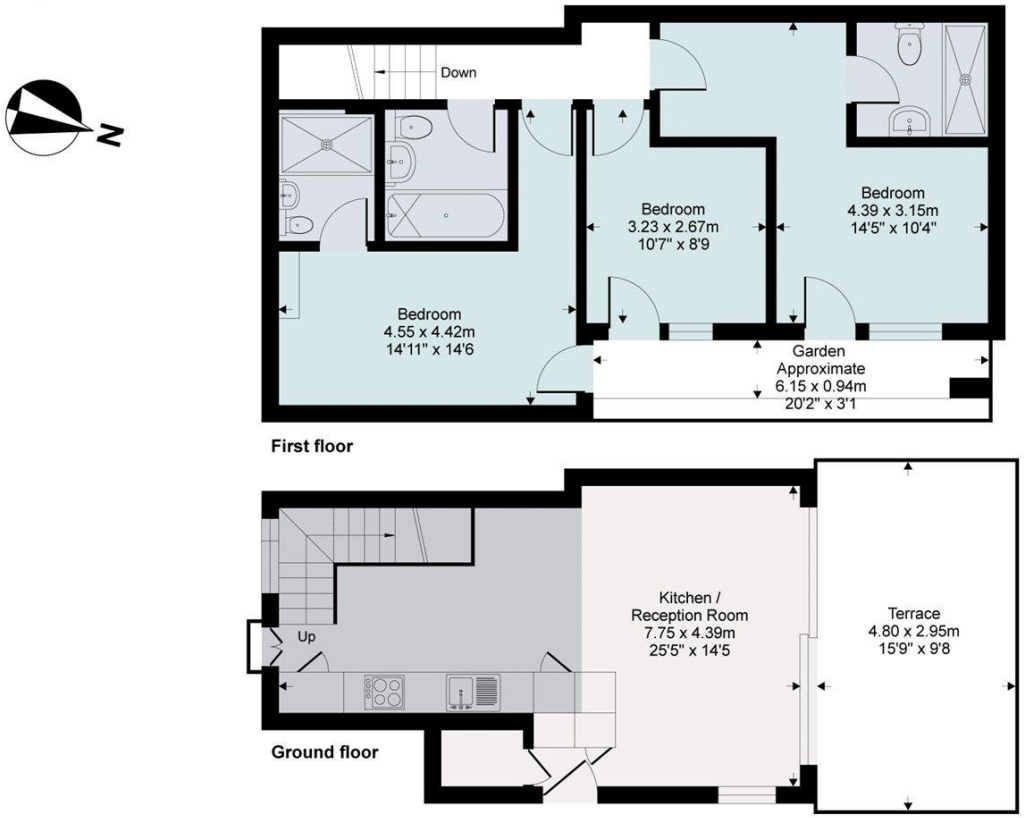
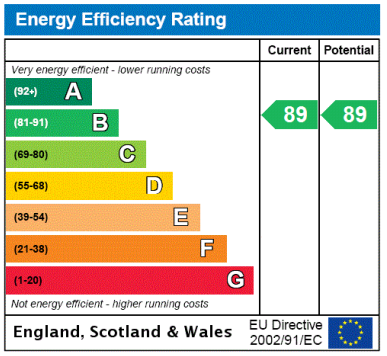
Approximate Area = 877 sq ft / 81.4 sq m

For identification only - Not to scale

Denotes restricted head height





RICS Certified Property Measurer

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