



Architecturally designed apartment with a Japanese twist.

Flat 2, Woodsome Road, Dartmouth Park, London, NW5

£850,000 Leasehold



Secure gated entrance • Artist studio/Gallery feel to the top living area • Hardwood natural floors • Chain free • Master Bedroom with en-suite • Triple aspect • Recessed LED Lighting • Architect designed

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.

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 property and go up to the first floor where you find a large family bathroom beautifully tiled with pentagram tiles and Lusso Stone fixtures/fittings. All bathrooms have underfloor heating.

Both double bedrooms are found on this first floor. The Master bedroom boasts an En-Suite and a giant frameless glass window that allows light to flood into the room. This large window creates a double height space within the bedroom.

The second bedroom at the rear of the property has Juliet French doors to allow fresh air into the room with privacy screening to stop overlooking in. The Bedroom also has a large floor to ceiling frameless glass window to fill the room with natural light.

A wow factor comes when one makes their way up to the top floor through an incredible winding natural wood staircase that winds up through a triple aspect glass corner with up and over frameless glass detailing and exposed steelwork.

A beautifully detailed natural oak staircase delivers you into what feels like an artist studio or gallery space that is designed to be a domestic kitchen/living area. This space has 4 oversized skylights and two of them have an automatic opening feature at the flick of a switch – These skylights were fabricated by iQ Glass, the UK's leading specialist in high-end residential glazing.

The Kitchen finished in white DuPont Corian compliments the white privacy screens at the rear of

the property and leads the user to open 3 large glass tilt and turn windows that can open up letting fresh air into the space.

To keep the rear of the house private, delicate privacy screens on the rear facade were 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 jewellery adorning the facade and protecting occupants from neighbouring properties at the rear.

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

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

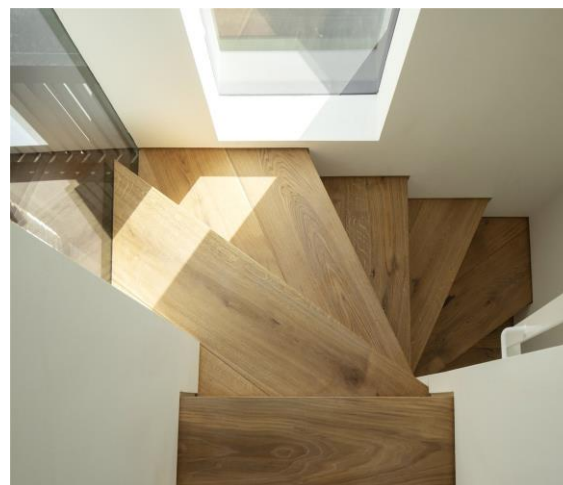
London Borough Of Camden

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.





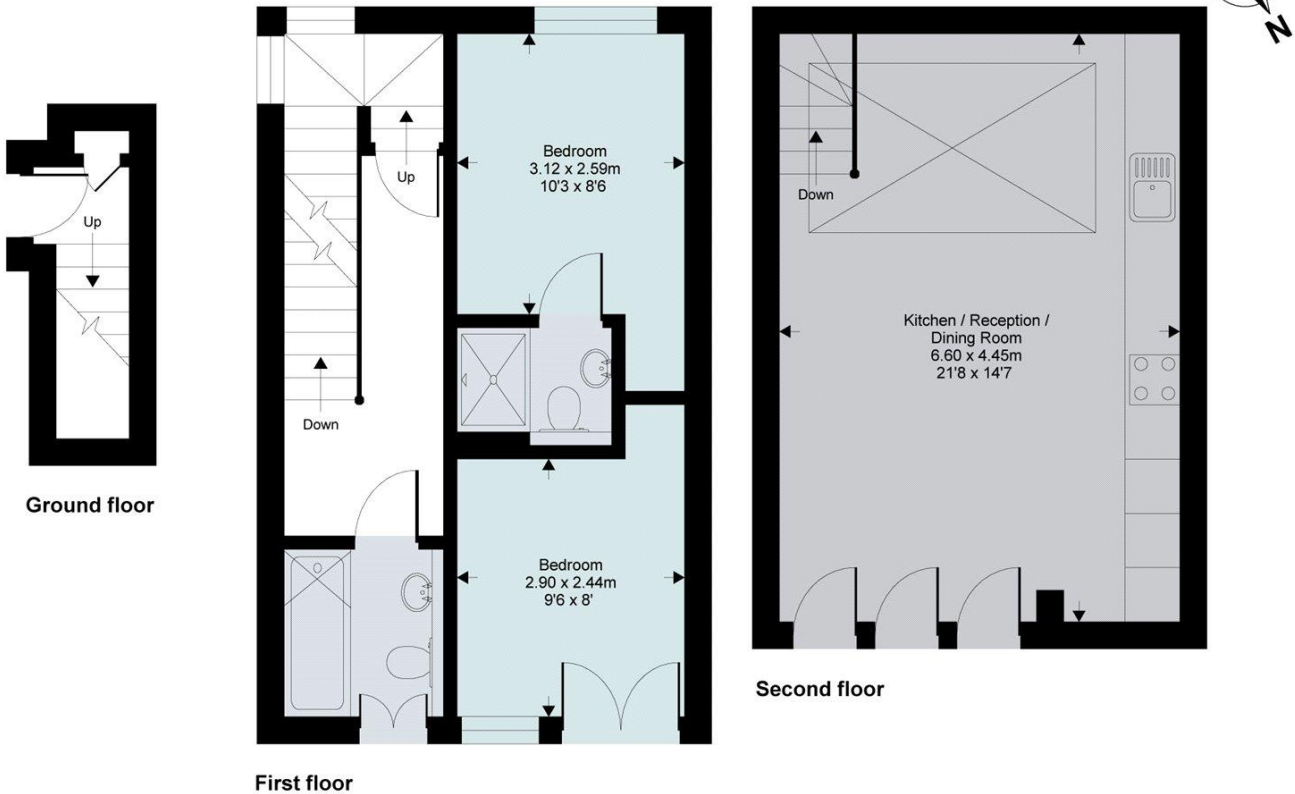
Flat 2, Woodsome Road, Dartmouth Park, London, NW5
Gross Internal Area 719 sq ft, 66.8 m²

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Approximate Area = 719 sq ft / 66.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2021. Produced for Savills (UK) Limited. REF: 694500

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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