



**St Peter's Church, Dartmouth Park, N19**

**£1,400,000**

**Share of Freehold and 999 Year Lease under negotiation**

**litchfields**

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offices also in hampstead garden suburb & crouch end



**litchfields**





We are very pleased to offer for sale this unique and very stylish, 3 bedroom, ground and first floor apartment within a beautiful and very well maintained Victorian Gothic Revival church conversion (built in 1874). This super flat features eye catching details including bare brick walls, Gothic arched windows, and Corinthian pillars. The very impressive, double height open plan living/dining and entertaining space has direct access to a private south facing patio and garden. The upper floor provides two spacious double bedrooms, the master with luxury en-suite bathroom, a third bedroom and separate family bathroom. Further benefits include a ground floor guest cloakroom, built-in utility cupboard and secure, gated off-street parking. St Peter's Church offers a unique blend of original architectural features and contemporary design to provide a very stylish living space and is conveniently located for fast access to Parliament Hill and the Heath as well as Waterlow Park and excellent local amenities and transport links, including Archway and Tufnell Park tube stations. Please note that the purchase of a Share of the Freehold with 999 year lease is currently being negotiated. EPC - F

**Video tour available**



**Victorian church conversion**  
**Abundance of character**  
**Ground and first floor apartment**  
**Very impressive L-shaped double height Reception/Dining**  
**3 bedrooms**  
**Master with en-suite bathroom**  
**Separate family bathroom**  
**Guest cloakroom**  
**Utility cupboard**  
**Private south facing garden**  
**Secure, gated off street parking**  
**Close to transport links to City and central London, local amenities and sought after schools**  
**Share of Freehold purchase with 999 year lease under current negotiation**  
**EPC - F**



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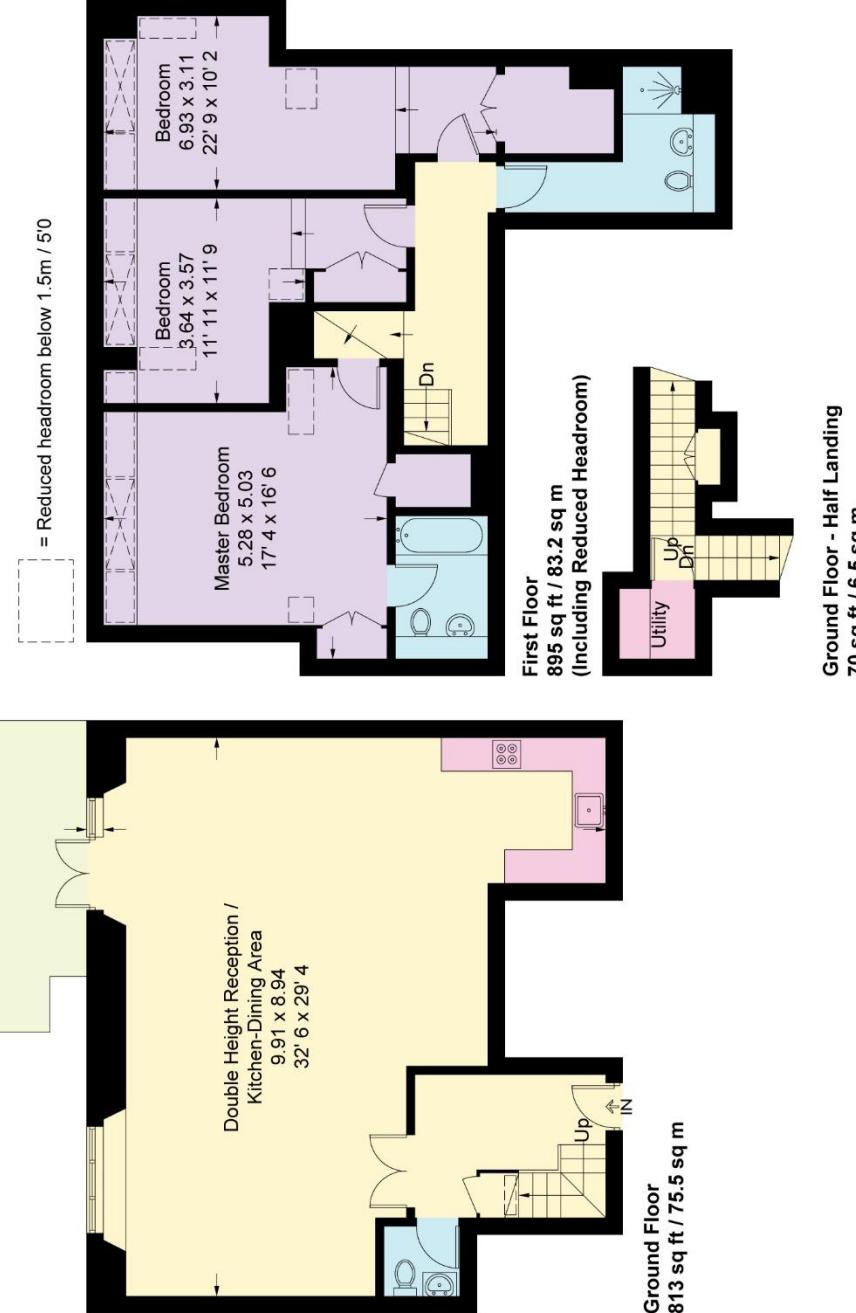
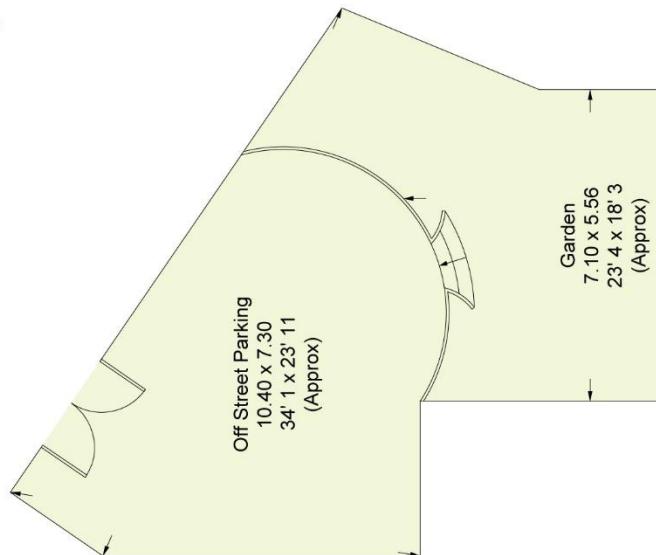


### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	37   F	
1-20	G	56   D	

# St. Peter's Church

Approximate Gross Internal Area = 1728 sq ft / 160.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 50 sq ft / 4.7 sq m  
 Total = 1778 sq ft / 165.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.