







Once home to the Earl of Dartmouth, Dartmouth House is an impressive Grade 2 listed Georgian building with immaculate communal grounds. The conservation area of Dartmouth Row itself is a delight, with a selection of the area's finest houses and ideally situated on the western edge of the Heath.

The property itself is a well proportioned 1/2 bedroom apartment bathed in plenty of natural light, offering splendid views of London and an excellent platform to see the sun setting over the city. The apartment itself is beautifully maintained by the current owners, who have redecorated and upgraded it, with the kitchen and bathroom having both been re-fitted very attractively.

The current owners use the space as a one bedroom, two reception room home, though there is the option to use the dining room as a second bedroom, with the addition of a door. In terms of additional storage space, they store their two bikes in the communal storage area for bikes which is round below their parking space. Above the kitchen is a sizeable loft.



Additional features include an allocated parking space, share of freehold, and conveniently situated for a selection of transport links at Lewisham, Greenwich and Blackheath.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		

Please refer to

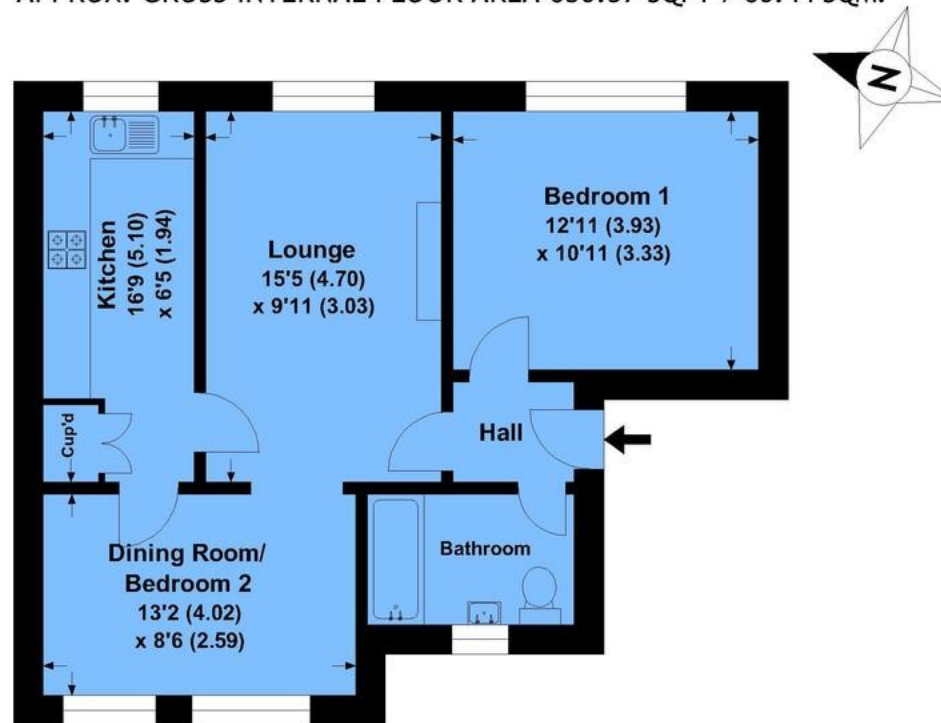
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to view our full area guides



## Dartmouth House

APPROX. GROSS INTERNAL FLOOR AREA 650.57 SQFT / 60.44 SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

