



ST. PETER'S CHURCH, DARTMOUTH PARK HILL N19
£1,400,000 LEASEHOLD

**AN EXTRAORDINARY, MULTI-LEVEL TRIPLEX CONVERSION
FORMING PART OF A LANDMARK FORMER NINETEENTH
CENTURY CHURCH ON DARTMOUTH PARK HILL.**

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DESCRIPTION:

This truly remarkable property was imaginatively converted and with over 1900 sq. ft. of space, it contains the room and atmosphere more akin to that of a sizeable house than an apartment. This is because it is arranged over three levels with high ground floor ceilings and flowing accommodation which includes four bedrooms (one of which is used as a study), two bathrooms and a private garden. There are clues everywhere to its former church roots from magnificent thrusting stone pillars to detailed, arched masonry and brickwork, fine joinery and stained glass windows - it really is a property unlike any other in our opinion.

DESCRIPTION:

St Peter's Church is located at the meeting point of Dartmouth Park Hill and Bredgar Road. It is conveniently located for easy access to a variety of amenities including Archway Tube Station, the delightful grounds of Waterlow Park, local shops and bus routes into the City and West End.

MATERIAL INFORMATION:

Tenure: 125 years (less 3 days) from 4 March 1999.

Service Charges: 10.7% of Type A and 9.6% of Type B as specified in the lease. Our client informs us that this came to around £6,000.00 in 2023.

Council Tax: Islington Council BAND G (£3,200.88 for 2024/25).

Parking: On-Street parking by permit.

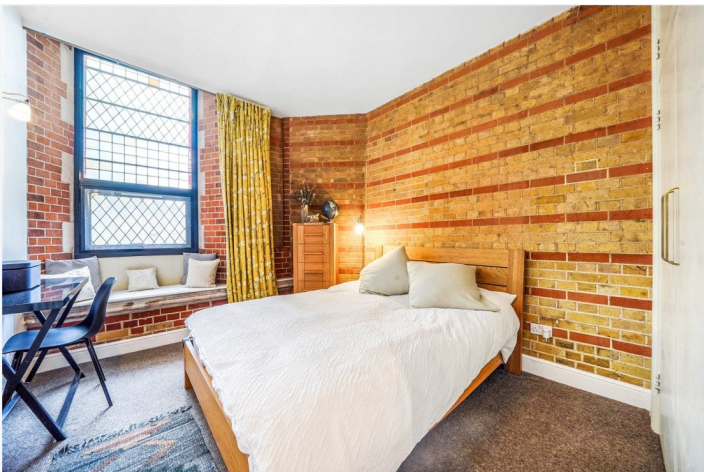
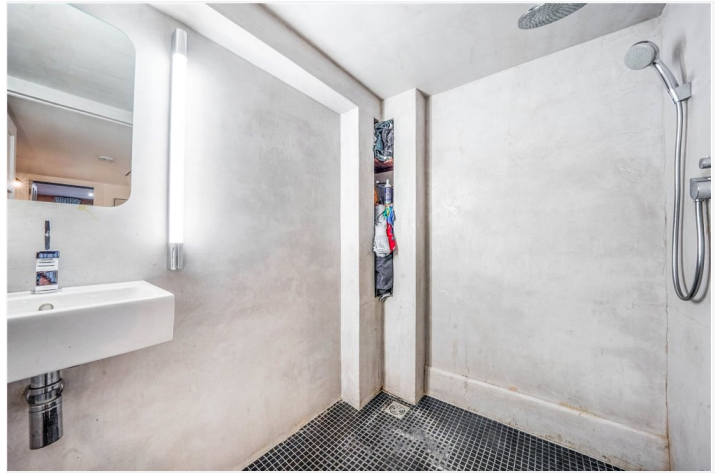
Utilities: Mains connected electricity, gas, water and sewerage.

Broadband and Data Coverage: According to Ofcom a Superfast Broadband service is available via Openreach with a very high confidence level of 5G data coverage for mobile phones.

Construction Type: Brick and tile.

Heating: Gas central heating.

Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential property. Not to keep any animal or bird about which any other occupier of the building justifiably complains that it interferes with the comfortable enjoyment of a house and the facilities used with it. To keep the floors covered with carpet and an underlay except the kitchen and bathroom which should be properly and suitable covered.



Dartmouth Park Hill, N19 5HL

Approx Gross Internal Area = 177.32 sq m / 1909 sq ft

Patio = 52.87 sq m / 569 sq ft

Total = 230.19 sq m / 2478 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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