



Dalmeny Road, London, N7

Guide Price: £495,000

 Benham
& Reeves

Dalmeny Road, London, N7

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A beautifully presented apartment arranged over the entire first floor of this attractive period conversion located in the heart of Tufnell Park.

Flooded with natural light, the accommodation includes an impressive 17'2 reception room featuring a large bay window, corniced ceiling and a contemporary open plan kitchen with high gloss units and solid wood worksurface. The double bedroom at the rear of the property offers wonderful garden views and is complemented by a stylish bathroom with tiled splashbacks.

Dalmeny Road is a peaceful residential turning perfectly placed for access to the excellent mix of independent retailers and high street brands along Fortress Road, Junction Road and Holloway Road. The wide open spaces of Hampstead Heath are within easy reach, as are excellent transport links including bus routes to the West End and City along with Tufnell Park underground station (Northern Line) and Caledonian Road station (Piccadilly Line) providing a quick link to Kings Cross & St Pancras International stations.



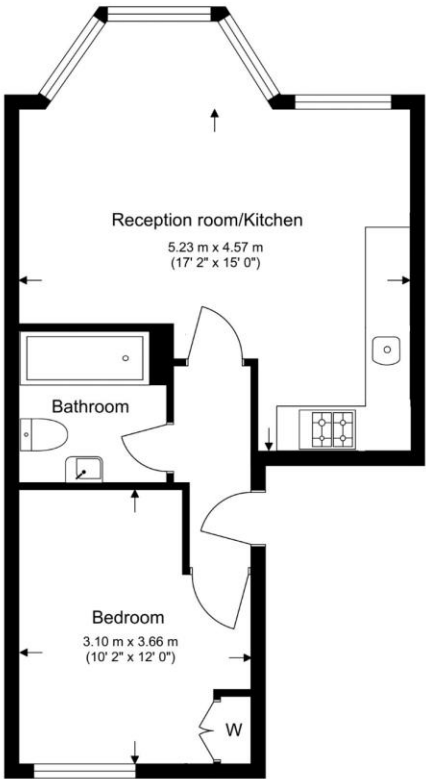


Property Features:

- Double Bedroom
- Bathroom
- Reception Room
- Contemporary Open Plan Kitchen
- Residents' Parking



Total Gross Internal Area
 37.54 Sq/m - 404 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£495,000
Tenure:	Leasehold
Ground Rent:	To be advised
Service Charge:	To be advised

Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

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