



Dalmeny Road, Tufnell Park, N7

Guide Price: £675,000

 Benham
& Reeves

Dalmeny Road, Tufnell Park, N7

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A superb duplex apartment arranged over the upper floors (2nd & 3rd) of this converted Victorian house located on this peaceful turning in the heart of Tufnell Park.

Accessed via a first floor entrance, this wonderful apartment offers bright and spacious accommodation throughout.

The second floor comprises an attractive reception room with wood flooring and corniced ceiling, a stylish open plan kitchen with high gloss units and solid wood worksurface, contemporary bathroom and a rear double bedroom offering wonderful garden views.

The converted top floor provides a further double bedroom, fully tiled shower room and extensive storage in the eaves.

Dalmeny Road is enviably located 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.

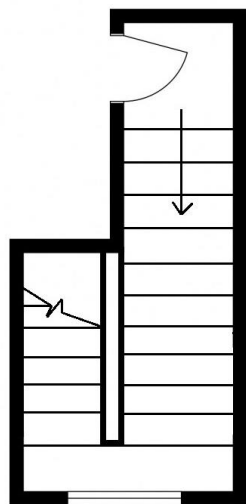




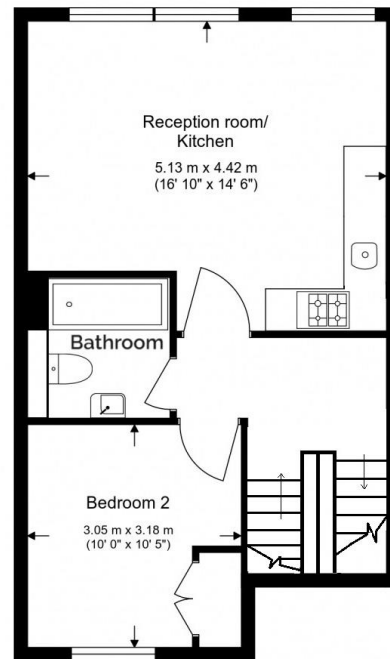
Property Features:

- Two Double Bedrooms
- Bathroom
- Shower Room
- Reception Room
- Contemporary Open Plan Kitchen
- Residents' Parking

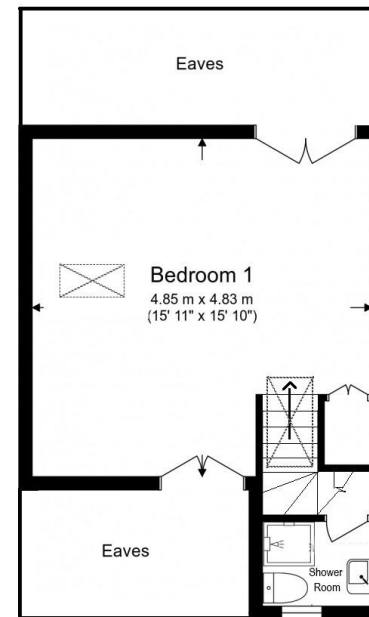
Total Gross Internal Area
75 Sq/m - 810 Sq/ft



First floor



Second floor



Third floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	74
(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	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

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

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Tenure: Leasehold

Ground Rent: TBC

Service Charge: TBC

Viewings:

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

Our reference: DMP240255

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