



# St. Georges Avenue, Tufnell Park, N7

Guide Price: £2,350,000

Benham  
& Reeves



# St. Georges Avenue, Tufnell Park, N7

 6 Bedroom (s)  2 Bathroom (s)  Freehold

A substantial 6 bedroom double fronted Victorian house located on this peaceful tree lined road in Tufnell Park.

Flooded with natural light, the property enjoys well-appointed lateral accommodation arranged over three floors.

The ground floor provides superb entertaining space comprising two intercommunicating reception rooms, study and a spacious 22'3 kitchen/breakfast room offering wonderful garden views.

The split level first floor comprises a family bathroom, guest WC and four double bedrooms, including a striking rear bedroom with vaulted ceiling and galleried sleeping area.

The second floor features an 18'7 bedroom with kitchenette, bathroom and a further double bedroom with steps leading up to a large loft room.

The expansive basement provides excellent storage and potential for development.

Externally the property benefits an impressive 94' rear garden with established tree and shrub borders.

St Georges Avenue is perfectly placed for access to the eclectic 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:

- 6 Bedrooms
- 2 Bathrooms
- Guest W.C.
- 2 Reception Rooms
- Study
- Kitchen/Breakfast Room
- Large Basement
- 94' Rear Garden



## St. Georges Avenue, London, N7

Total = 3677 sq ft / 341.4 sq m  
(including basement and limited use area)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Terms & Conditions:

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

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Tenure: Freehold

## Viewings:

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

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