

# **St. Georges Avenue, Tufnell Park, N7** Guide Price: £2,350,000



#### 6 Bedroom (s) 🛁 2 Bathroom (s) O- 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 Fortess 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.









## St. Georges Avenue, Tufnell Park, N7







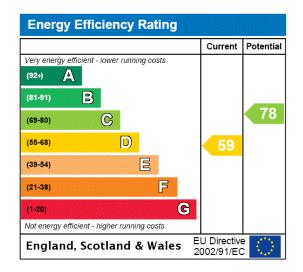


#### **Property Features:**

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







#### Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measuremont Standards (IPMS2 Residential). © nchecom 2025. Produced for Benham & Reeves, REF: 1256128



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**Guide Price:** £2,350,000

Tenure:

Freehold

### Viewings:

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

Our reference: DMP250060

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