



Dalmeny Avenue, Tufnell Park, N7

Asking Price: £700,000

 Benham
& Reeves

Dalmeny Avenue, Tufnell Park, N7

🏠 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

A beautifully presented two double bedroom apartment situated on the first floor of this modern purpose built block in Tufnell Park.

This spacious apartment (approximately 815sqft) comprises a striking double aspect reception room with a contemporary open plan kitchen and direct access to a private balcony, a principal bedroom with fitted wardrobes and en suite shower room, a further double bedroom with fitted wardrobes and a fully tiled bathroom.

Further benefits include wooden flooring throughout, underfloor heating with thermostats in each room, lift access, bike storage and access to well-maintained communal gardens.

Dalmeny Avenue is well located for access to Tufnell Park (Northern line), Kentish Town (Northern line and Thameslink) and Caledonian Road (Piccadilly line) stations.

The West End and bustling high streets of Camden and Kentish Town are all within easy reach, as are Granary Square and Coal Drops Yard shopping and dining districts in King's Cross





Property Features:

- Two Double Bedrooms
- En Suite Shower Room
- Bathroom
- Reception Room
- Open Plan Kitchen
- Private Balcony
- Lift Access
- Communal Gardens

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Approx. gross internal area
815 Sq Ft. / 75.7 Sq M.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£700,000
Tenure:	Leasehold Expires 01/01/2268 Approximately 242 Years Remaining
Ground Rent:	£350.00 (per annum) 2025
Service Charge:	£2,400.00 (per annum) 2025

Viewings:

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

Our reference: DMP250281

T: 020 7319 9660
E: dartmouthpark.sales@benhams.com
W: www.benhams.com

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