



# Dalmeny Avenue, Tufnell Park, N7

Guide Price: £650,000

# Dalmeny Avenue, Tufnell Park, N7

 2 Bedrooms    2 Bathrooms    Leasehold

A beautifully presented second-floor, two-double-bedroom apartment situated within this desirable, modern, purpose-built block in Tufnell Park.

Spanning approximately 835 sq. ft., this spacious home features a striking dual-aspect reception room seamlessly integrated with a contemporary open-plan kitchen, leading directly to a private balcony.

The principal bedroom boasts fitted wardrobes and an en-suite shower room, complemented by a second double bedroom with fitted wardrobes and a fully-tiled family bathroom.

Further benefits include underfloor heating with individual room thermostats, lift access, secure bike storage, and well-maintained communal gardens.

Superbly located on Dalmeny Avenue, the property offers excellent transport links via Tufnell Park (Northern line), Kentish Town (Northern line & Thameslink), and Caledonian Road (Piccadilly line). The vibrant high streets of Camden and Kentish Town, alongside the premium shopping and dining at King's Cross (Granary Square and Coal Drops Yard), are all within easy reach.



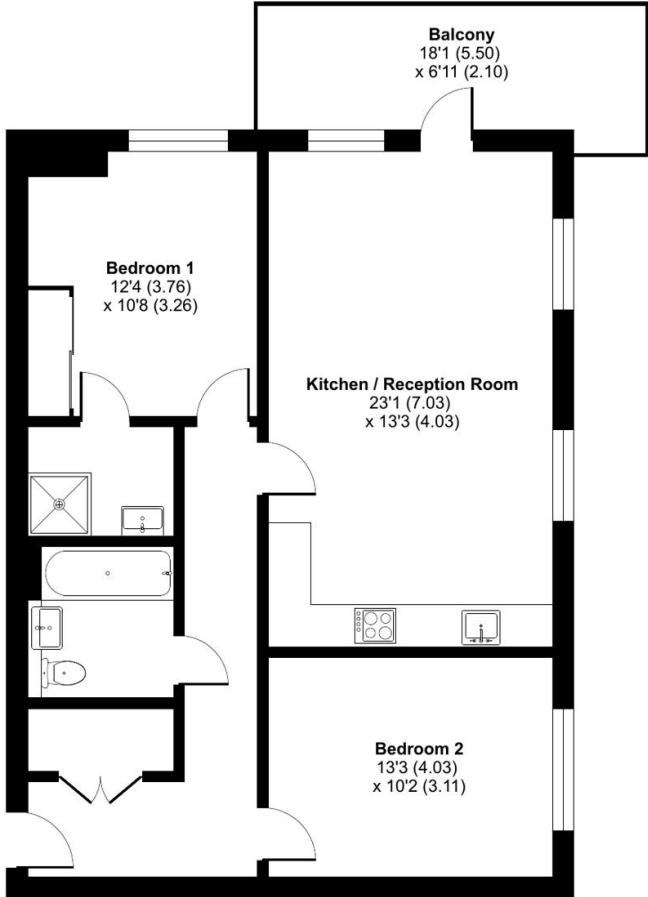


## Property Features:

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

## Dalmeny Avenue, London, N7

Approximate Area = 835 sq ft / 77.5 sq m  
 For identification only - Not to scale



SECOND FLOOR

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.

Guide Price:	£650,000
Tenure:	Leasehold Expires 01/01/2268 Approximately 241 Years Remaining
Ground Rent:	£350.00 (per annum)
Service Charge:	£2,400.00 (per annum)

## Viewings:

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

Our reference: DMP260217

T: 020 7319 9660

E: [dartmouthpark.sales@benhams.com](mailto:dartmouthpark.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

