



**St. Georges Avenue, Tufnell Park, N7**

Guide Price: £2,500,000

 Benham  
& Reeves

# St. Georges Avenue, Tufnell Park, N7

 5 Bedrooms  2 Bathrooms  Freehold

A beautifully presented 5 bedroom Victorian home located on this sought after residential turning in Tufnell Park.

Retaining some wonderful period features, this substantial property provides superb family-oriented living accommodation arranged over four floors.

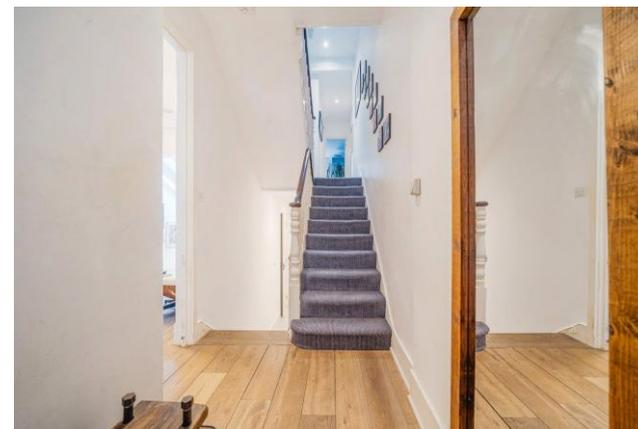
The ground floor enjoys striking open plan living accommodation comprising two impressive reception rooms and an extended 18' kitchen/breakfast room with a large centre island, underfloor heating, and bi-folding doors providing direct access to the well-maintained rear garden.

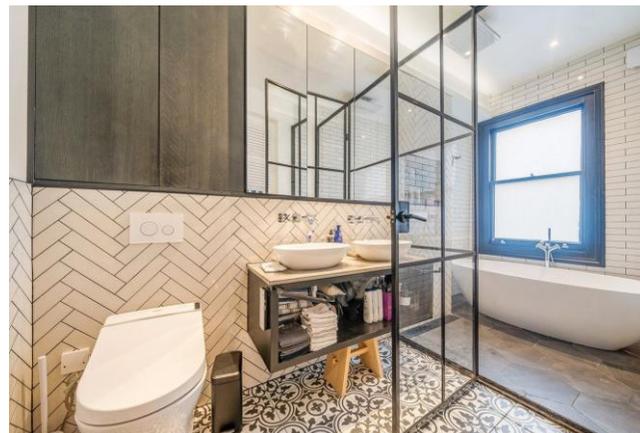
The upper floors feature a stunning principal bedroom opening to a large dressing room with bespoke floor-to-ceiling fitted wardrobes and a stylish en suite bathroom. There are four further spacious double bedrooms along with a family bathroom.

Further benefits include a ground floor guest WC and an expansive basement currently used as a utility room.

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:

- 5 Bedrooms
- En Suite Shower Room
- Family Bathroom
- Guest WC
- Double Reception Room
- Kitchen/Breakfast Room
- Rear Garden
- Residents Parking



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.

Guide Price: £2,500,000

Tenure: Freehold

## Viewings:

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

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