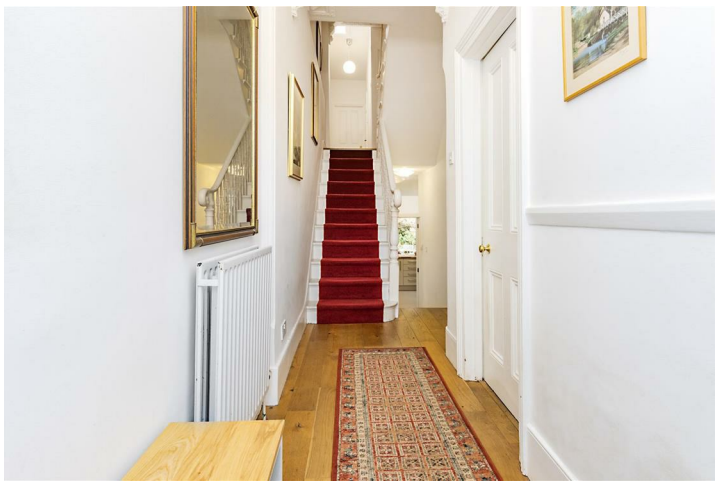


St. Georges Avenue, Tufnell Park, N7 0HB

£1,900,000

A five bedroom house positioned along a quiet and desirable residential street, in the heart of Tufnell Park. With ample room for the growing family, the property provides well proportioned accommodation across three floors, with excellent available storage space. There is an abundance of period features found throughout this characterful house, and a charming south facing garden is located at the rear. Should it be required, there is the opportunity for an oncoming purchaser to create further internal space by developing the side return on the ground floor (subject to the usual planning consent). There are very good schools within walking distance of St George's Avenue, along with Tufnell Park underground station, and the many shops and cafes on Fortress Road.





St George's Avenue, N7



Approx. Gross Internal Area: 1898 ft² ... 176.4 m² (excluding cellar)

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	