



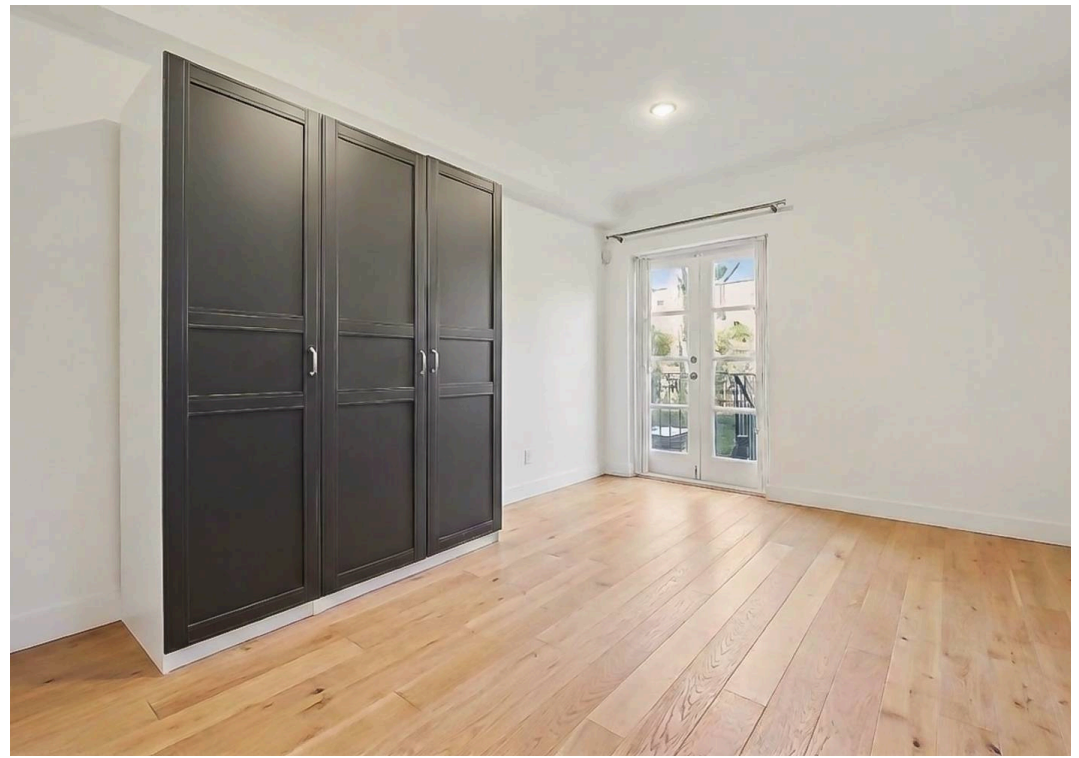
**St. Georges Avenue, N7 0AH**  
**£3,250 pcm**

**DAVID  
ANDREW** | your  
most  
valuable  
asset

This beautifully presented two-bedroom, two-bathroom split-level apartment, with a private and spacious garden, offers a modern and thoughtfully designed living space in the sought-after North London location of Tufnell Park. Please note that the current photos do not reflect the ongoing refurbishments, which include new plush carpets, redecoration, and additional maintenance work. Once completed, the property will essentially be brand new, and updated photos will be provided. Spanning 80 sq m (861 sq ft), the property features two generous double bedrooms, a spacious semi-open-plan reception room, and a fully fitted contemporary kitchen. Large double-glazed windows flood the space with natural light, creating a bright and welcoming atmosphere throughout. The interiors blend stylish wooden flooring with plush new carpets, offering both comfort and practicality. Every detail has been carefully considered to provide a relaxed yet sophisticated living environment. The property also boasts a private garden, perfect for enjoying a morning coffee, entertaining friends, or unwinding after a busy day. Mature planting and secure boundaries ensure privacy, while the garden's layout allows for flexible use, whether for relaxation, dining, or gardening. Further features include a decorative fireplace, ample storage, and gas central heating.

Residents will enjoy a vibrant local scene, with a wide selection of cafes, shops, and restaurants nearby, ensuring that all daily needs and leisure pursuits are close at hand. Ideally situated within walking distance of Tufnell Park, Kentish Town, and Holloway Road stations, the apartment offers excellent transport links, easy access to Camden Town, and proximity to vibrant local shops and amenities. Available Now and offered unfurnished, this home is ready for you to make your own.





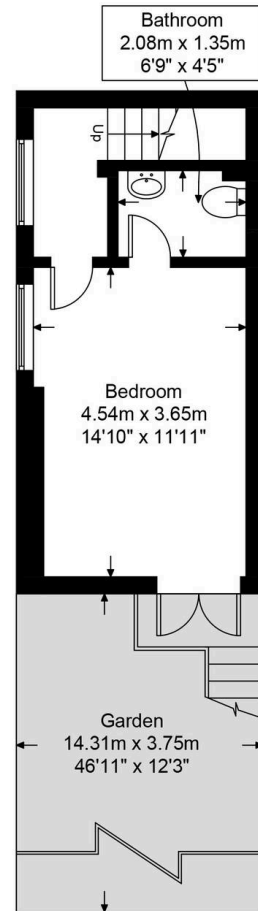


# St. Georges Avenue, N7

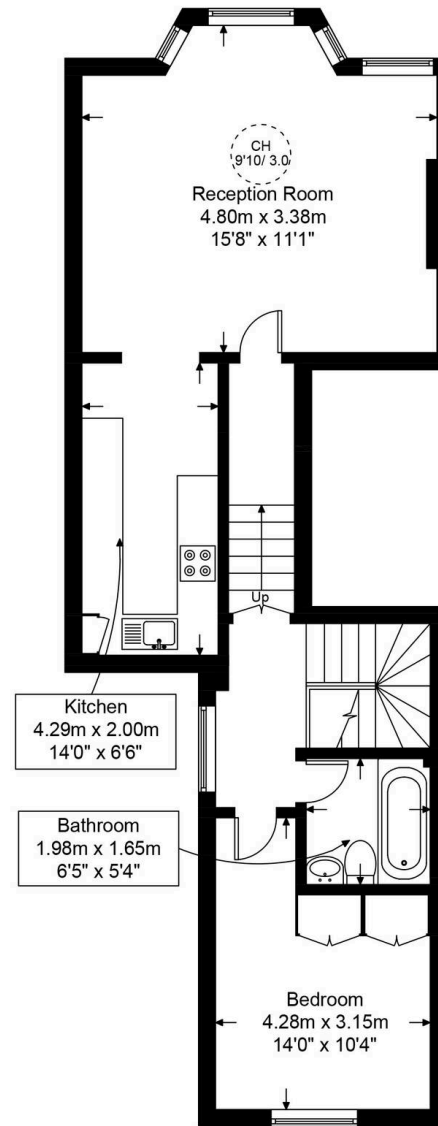
Approximate Gross Internal Area = 861 sq ft / 79.98 sq m

# DAVID ANDREW

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Lower Ground Floor



First Floor

### Archway Office

671 Holloway Road  
London, N19 5SE

T (0)20 7619 3750

### Highbury Office

90 Highbury Park  
London, N5 2XE

T (0)20 7354 9111

### Finsbury Park Office

167 Stroud Green Road  
London, N4 3PZ

T (0)20 7281 2000

### Property Management Office

235 Blackstock Road  
London, N5 2LL

T (0)20 7354 9222

scan to book a viewing



**Certified Property Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



has been exercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates bility for any error contained in these particulars.

