



**St. Georges Avenue, London – N7 0AH**  
**£3,250 PCM**

**DAVID  
ANDREW** | your  
most  
valuable  
asset

This beautifully presented two-bedroom flat, with a private spacious garden, offers a modern, thoughtfully designed living space in a sought-after North London location, in Tufnell Park. Spanning 80 sq m (861 sq ft), the property features two generous double bedrooms, a spacious reception room, and a fully fitted contemporary kitchen. Large double-glazed windows invite an abundance of natural light, creating a bright and welcoming atmosphere throughout. The interiors blend stylish wooden flooring with plush carpets, providing both comfort and practicality. Every detail has been carefully considered to offer a relaxed yet sophisticated lifestyle. The property boasts a private garden, perfect for enjoying a morning coffee, entertaining friends, or unwinding after a busy day. Mature planting and secure boundaries provide a sense of privacy, while the garden's layout allows for flexible use, whether you wish to relax, dine, or garden.

Residents will enjoy the vibrant local scene, with a wide selection of cafes, shops and restaurants nearby, ensuring all daily needs and leisure pursuits are close at hand. Ideally situated within walking distance of Tufnell Park and Archway stations, the flat enjoys excellent transport links as well as access to vibrant local shops, cafes, and amenities. Available from the 20th of April and offered unfurnished.

- Two Double Bedrooms Flat
- Private Garden
- Comprising 80 sq mt / 861 sq ft
- Spacious Reception Room
- Fully Fitted Modern Kitchen
- Natural Filled Light
- Carpets and Wooden Flooring Throughout
- Walking Distance to Tufnell Park and Archway Stations
- Available 20th of April
- Offered Unfurnished





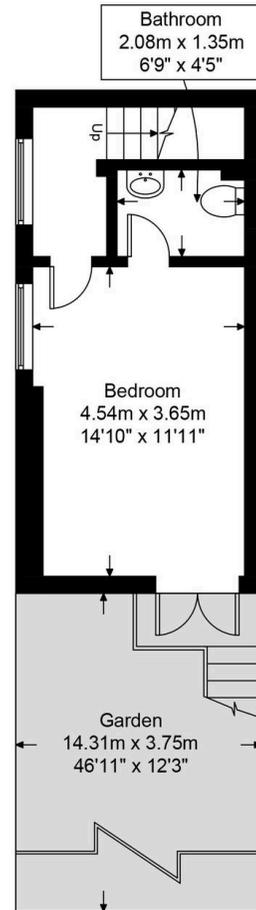


# St. Georges Avenue, N7

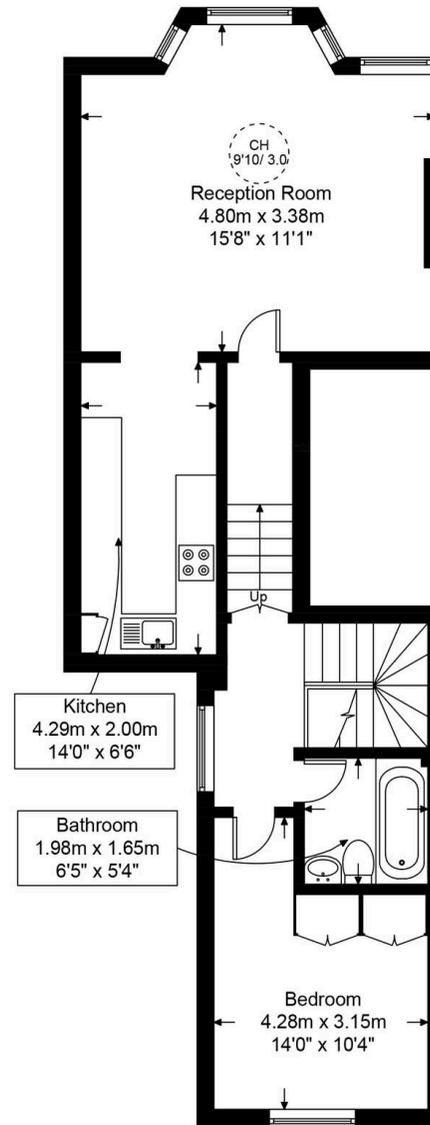
Approximate Gross Internal Area = 861 sq ft / 79.98 sq m

# DAVID ANDREW

your most valuable asset



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.

