



## DALMENY AVENUE, LONDON, N7

### 2 BED APARTMENT

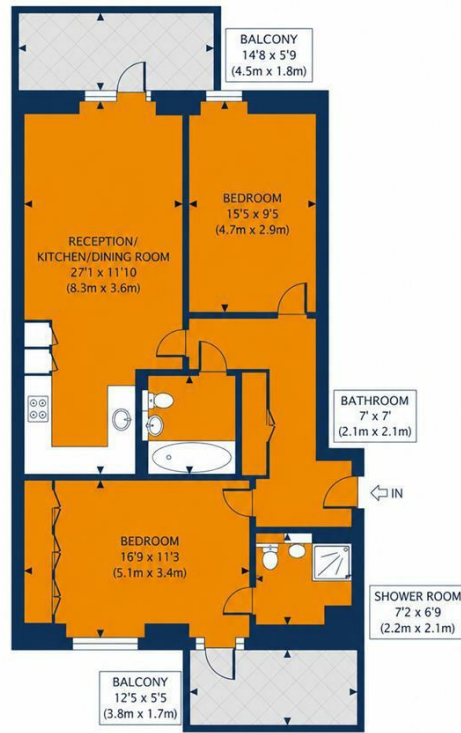
**£700,000**  
LEASEHOLD

A stunning two double bedroom, two bathroom apartment extending to approximately 874 sq ft, positioned on the second floor (with lift access) of a modern development on Dalmeny Avenue, N7. Finished to an exceptional standard throughout, this beautifully designed home offers generous proportions, premium specification and excellent outdoor space.

The apartment features a bright and spacious open-plan reception and fully integrated kitchen, thoughtfully designed for modern living and entertaining. Floor-to-ceiling windows enhance the sense of light and space, with direct access to two private balconies, providing superb outdoor areas ideal for relaxing or dining.

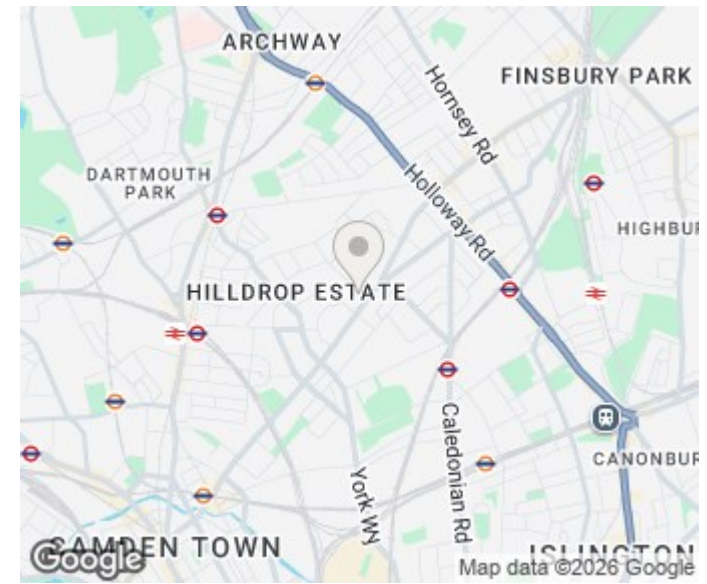
Both bedrooms are well-sized doubles, with the principal bedroom benefiting from a stylish en-suite bathroom, while a further contemporary bathroom serves the second bedroom. Both bathrooms are finished to a luxury standard, featuring underfloor heating, mirrored storage and high-quality fittings throughout.

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SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 874 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 874 SQ FT / 81 SQM	Ada Lewis House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 13/10/23
	<b>Hemmingfords</b>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Sales  
34 Upper Street  
London  
N1 0PN

02038907470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

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