



## Dalmeny Avenue

£570,000

*Welcome to this charming terraced house located on Dalmeny Avenue in the sought-after Scotts Estate in London. This property boasts two reception rooms, three bedrooms, and a well-appointed bathroom.*

*As you step inside, you'll be greeted by the original features that add character and warmth to the house. The spacious layout offers ample room for comfortable living and entertaining.*

*One of the highlights of this property is the huge garden, perfect for enjoying the outdoors, hosting gatherings, or simply unwinding after a long day.*

*Don't miss the opportunity to make this house your home and enjoy the best of what London has to offer. Contact us today to arrange a viewing and experience the charm of this Scotts Estate gem on Dalmeny Avenue.*

# Dalmeny Avenue

Entrance hall



Kitchen



Lounge 16'11" x 11'7" (5.16 x 3.54)



Diner alternative aspect



Kitchen diner 16'6" x 13'0" max (5.05 x 3.98 max)



Landing



# Dalmeny Avenue

**Bedroom1 16'9" x 11'5" (5.13 x 3.5)**



**Bathroom 8'5" x 6'2" (2.58 x 1.88)**



**Bedroom 2 13'1" x 11'5" (4 x 3.50)**



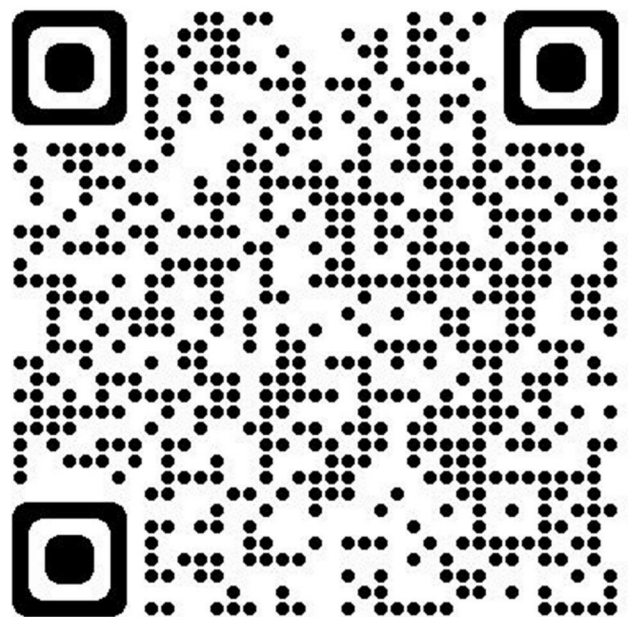
**Garden**



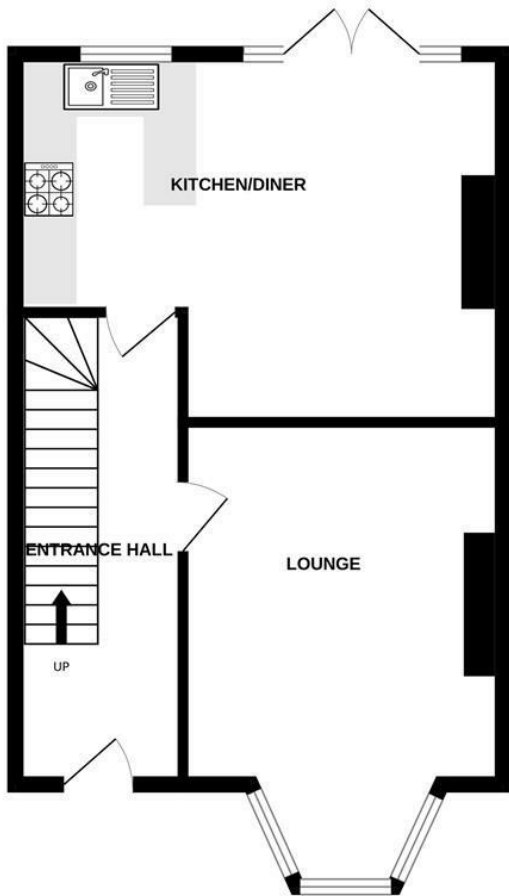
**Bedroom 3 8'11" x 6'2" (2.73 x 1.88)**



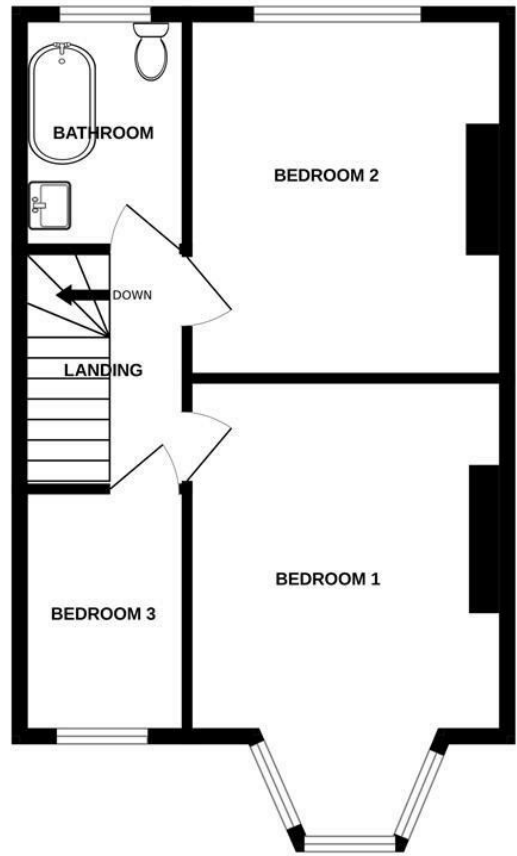
**Buyers Guide**



GROUND FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

