



**BERESFORD ROAD, LONDON, N5**  
**£975,000 SHARE OF FREEHOLD**

**A STUNNING, THREE BEDROOM, TWO BATHROOM APARTMENT PRESENTED IN IMMACULATE CONDITION IN HIGHBURY.**

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## DESCRIPTION:

A spacious, three-bedroom, two-bathroom maisonette positioned on a popular road in Highbury, N5. Standing at 1,259 sqft, the property is well proportioned and split across the lower and raised ground floor. Upon entering through your own front door, you are welcomed into a wonderfully bright, open plan reception room flowing into a fully equipped kitchen diner. Leading off the kitchen is a communal, south facing garden with private section. All three bedrooms are good sizes, the master benefitting from an ensuite while the second and third bedrooms overlook the peaceful gardens. The property is completed with a modern shower room and a cleverly designed storage unit on the half landing.

Beresford Road is perfectly located for local, shops, cafes and restaurants such as the very highly rated Perilla, modern Salut and trendy Primeur, as well as other local pearls all situated nearby on Newington green which is well known for its village atmosphere, not to mention an award winning greengrocer acting as a local celebrity hot spot.

Bustling Highbury Barn and Upper Street are a short distance away and provides a selection of boutique shops, and bars as well as theatres and a vibrant nightlife. The green spaces of Clissold park and Highbury Fields are close by and transport across London is made easy with over ground links at Canonbury and Essex road providing easy access to the City and East London whilst Highbury and Islington (Victoria line) is the closest tube link.

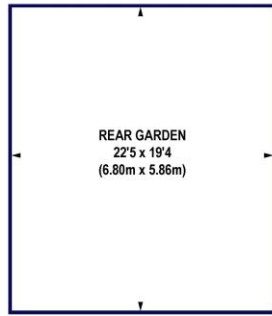
Numerous bus routes are found nearby making access across London easy and international transport is facilitated from St Pancras.



# Beresford Road, N5

Approx. Gross Internal Floor Area 1259 sq. ft / 117.00 sq. m(Including Restricted Height Area)

Approx. Gross Internal Floor Area 1227 sq. ft / 113.96 sq. m(Excluding Restricted Height Area)



LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 723 SQ.FT

RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 536 SQ.FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

