



BERESFORD ROAD, N8

£475,000 SHARE OF FREEHOLD – UNDER OFFER AT £486,000

TWO-BEDROOM FIRST FLOOR CONVERSION

Harringay | 020 8800 5151 | harringay@winkworth.co.uk



DESCRIPTION:

The accommodation extends to 853 Sq.ft/79.23 Sq.m. Entry is from the ground floor, up to the first floor with split-level landing. Featuring - a sash bay fronted living room at the front, a large bedroom, modern family bathroom as well as a kitchen breakfast room. Up above the large loft space is converted creating a bright master bedroom with Juliette balcony affording amazing views and benefitting from an en-suite shower room plus storage.

This is a great area, becoming more desirable by the day, with great transport links at Manor House (Piccadilly Lines Zone 2), Harringay Over Land Station,

Turnpike Lane Underground Station and shopping and entertainment at your door step. The green spaces of Finsbury Park, Fairland Park and Ducketts Common are also within easy reach.

With bustling Green Lanes at the end of the road, you have an array of superb Turkish cuisine on your doorstep, as well as the ever growing mix of independent stores, bars and cafes. You'll love the newly opened Dusty Knuckle bakery and the cool Brouhaha beer/cocktail bar, which are a short disantance away.

Please contact the sales team at Winkworth Harringay to arrange

an appointment to view 020 8800 5151.

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Est 1835



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Approx. Gross Internal Floor Area 853 sq. ft / 79.23 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 802 sq. ft / 74.49 sq. m (Excluding Restricted Height Area)



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.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	