



BERESFORD ROAD, LONDON, N5
£725,000 SHARE OF FREEHOLD

A WONDERFUL, TWO DOUBLE BEDROOM
PERIOD CONVERSION ON THE RAISED
GROUND FLOOR.

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DESCRIPTION:

Situated on the ground floor, this stunning two-bedroom period conversion is located on a picturesque, tree-lined street, moments from Canonbury Station. The flat benefits from a south-facing living room with large sash windows, a bespoke Harvey Jones kitchen with integrated appliances, and a well-proportioned contemporary family bathroom. Both bedrooms offer built-in storage with integrated lighting, whilst the whole flat is complemented by a wealth of renovations: Soundproofed ceilings and engineered hardwood floors for peace and comfort. Wired and wireless networking can be accessed throughout as well as brand new plumbing, electrical systems, provisions for a water softener and new raw steel radiators as well as many original Victorian windows and door frames alongside a functional fireplace, masterfully blending modern design with timeless period charm and the potential to create a roof terrace (STPP).

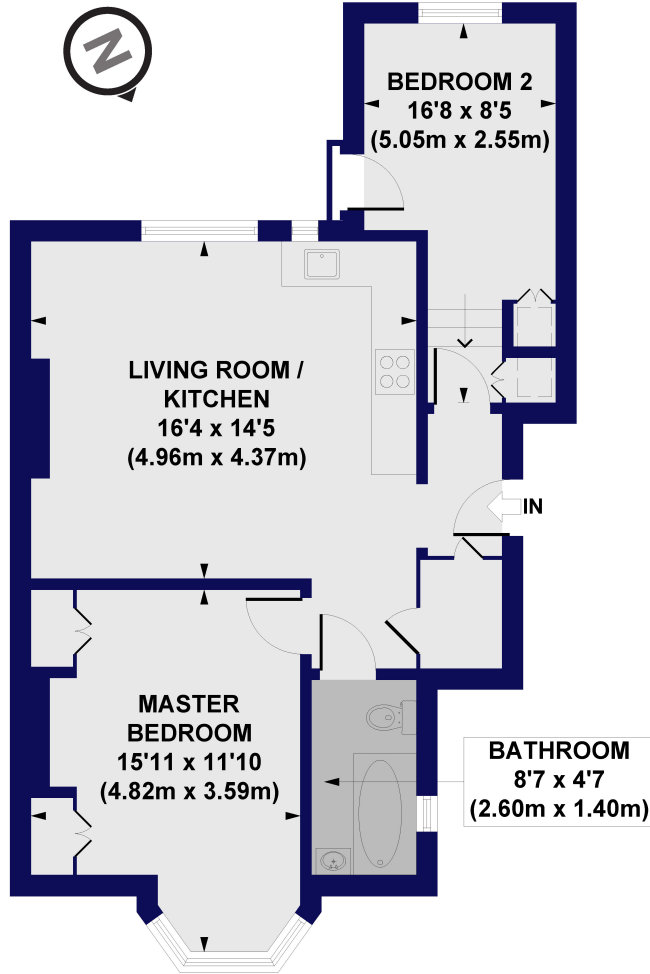
Beresford Road is perfectly located for local shops, cafes and restaurants situated nearby on Newington Green which is well known for its village atmosphere. Upper Street is a short distance away and provides a selection of boutique shops, and bars as well as theatres and a vibrant nightlife. The green space of Clissold Park is 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

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Beresford Road, N5
Approx. Gross Internal Floor Area 651 sq. ft / 60.46 sq. m

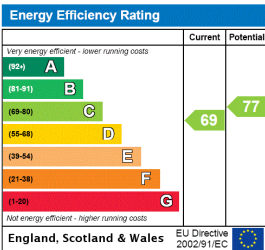


RAISED GROUND FLOOR

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.



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