



FLAT B, BERESFORD ROAD, LONDON, N5
£565,000 LEASEHOLD

A STUNNING ONE BEDROOM RAISED GROUND FLOOR APARTMENT WITH COMMUNAL GARDEN IN THE HEART OF

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DESCRIPTION:

Set within this grand period property is this one beautiful bedroom apartment with access to a large garden. Comprised over the upper ground floor, the property combines the perfect blend of period features with contemporary design. The big windows and north to south facing aspect mean it is flooded with natural light through the day. To the front of the property you will find a wonderfully generous open plan kitchen and living room with parquet floors throughout, making the perfect entertaining space. To the rear of the property is a peaceful double bedroom fitting a king size bed and with ample built in storage. The well-proportioned bathroom has a modern and contemporary feel. The property is presented in immaculate condition, retaining the original shutters and cornicing giving the property plenty of character.

Beresford Road is home to popular local hotspots such as Stellas, Oeno Maris and Lot 103 and perfectly located for local, shops, cafes and restaurants situated nearby on Newington Green which is well known for its village atmosphere.

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

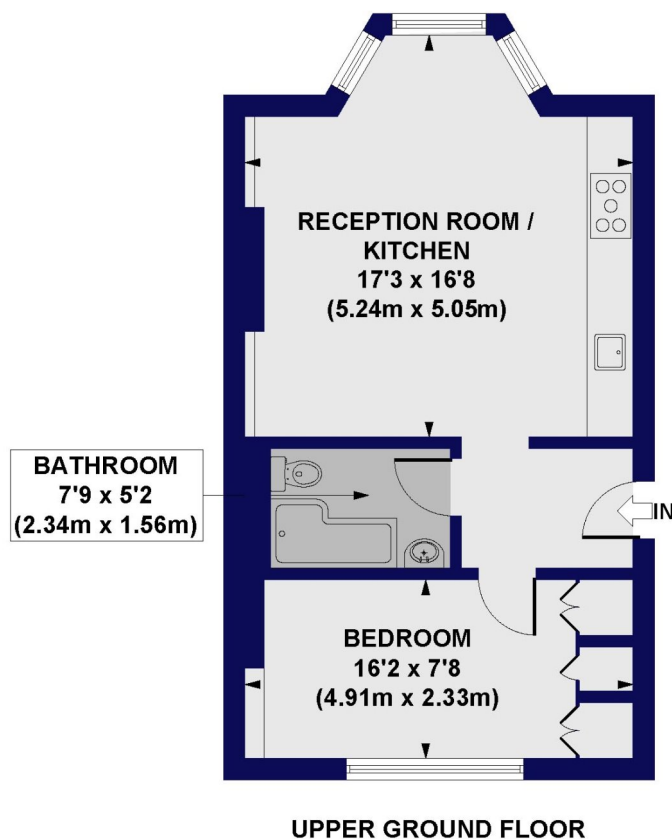
Numerous bus routes are found nearby making access across London easy and Paris is only 2 stops away with International transport found at St Pancras.

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Beresford Road, N5
Approx. Gross Internal Floor Area 478 sq. ft / 44.41 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH250346>

Tenure: Leasehold

Term: 94 year and 0 months

Service Charge: £450 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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