



BERESFORD ROAD, LONDON, N5
OFFERS OVER £560,000 SHARE OF FREEHOLD

**A WONDERFUL, ONE DOUBLE BEDROOM PERIOD
CONVERSION ON THE FIRST FLOOR IN HIGHBURY,
N5.**

Stoke Newington | | stokenewington@winkworth.co.uk

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DESCRIPTION:

This stunning one-bedroom period conversion is situated on the first floor of this grand period conversion, located on a picturesque, tree-lined street, just moments from Canonbury Station and Newington Green. The flat features a spacious semi-open plan living/dining room with large sash windows that let in plenty of natural light. It offers ample entertaining space and the attractive kitchen has built-in appliances and worktop space, all well separated from a neatly-organised contemporary family bathroom. The large double bedroom includes plenty of built-in storage with integrated lighting. The entire flat has been thoughtfully renovated to blend modern design with timeless period charm and includes the potential to create an informal roof terrace (subject to planning permission). There is also a very useful walk-in cupboard which houses the new boiler and washing machine and provides space for a vacuum cleaner, ironing board, step ladder and other household items that are best concealed.

Beresford Road is perfectly located for local shops, cafes and restaurants situated nearby on Newington Green which is well known for its village atmosphere and highly regarded eateries and artisan stores. 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 overground 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 priority bus routes are found nearby making access across London easy. Access to the North of England is quick via King's Cross and international transport is facilitated from St Pancras.

Service Charge = 40pcm (covers communal electricity and buildings insurance, sinking fund). Adhoc basis for any maintenance, in accordance to the size of each flat.

Share of Freehold = 25%

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

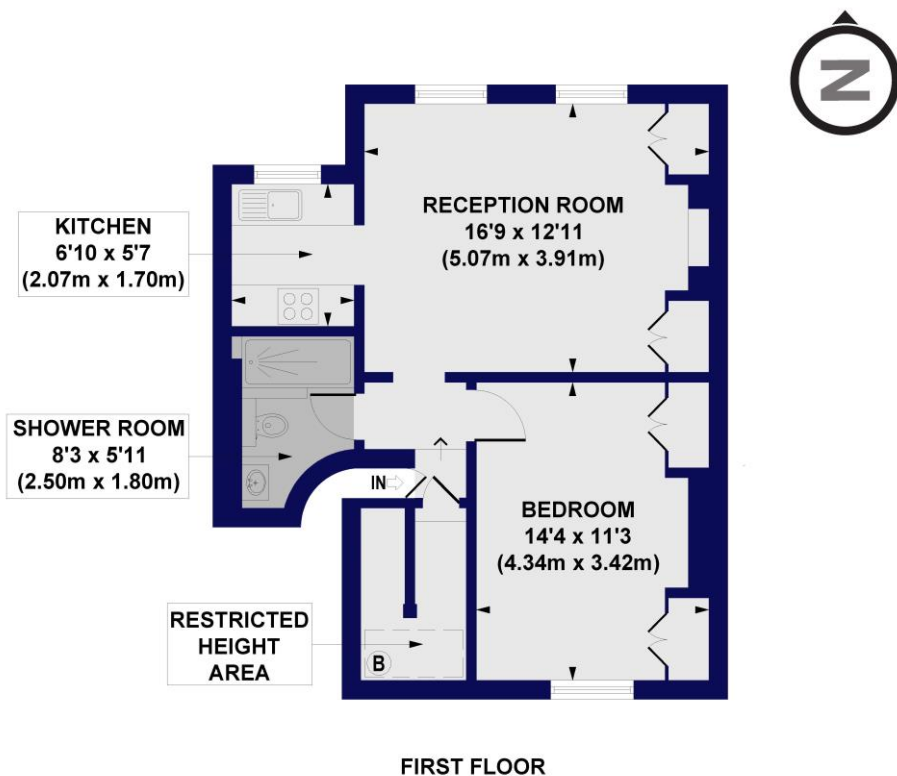
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Beresford Road, N5

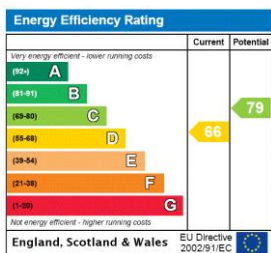
Approx. Gross Internal Floor Area 544 sq. ft / 50.51 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 530 sq. ft / 49.27 sq. m (Excluding Restricted Height Area)



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.



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