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Beresford Road, Highbury N5

£500,000 FOR SALE

Flat

1 1 1



Beresford Road, Highbury N5

£500,000

Description

A beautifully presented one-bedroom apartment set on the first floor of an attractive period conversion. The property retains a number of charming period features, including large sash windows and high ceilings, which combine to create bright and spacious living areas throughout.

Finished to a contemporary standard, the accommodation comprises a generous reception room with space for dining, flooded with natural light from the large sash windows, alongside a sleek modern kitchen and a stylish bathroom. The well-proportioned double bedroom benefits from fitted wardrobes, while excellent storage is provided throughout the apartment. The property further benefits from engineered oak flooring throughout and on-street permit parking.

Key Features

Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Islington
Council Tax	C



Floorplan



First Floor

Floor Area 493 Sq Ft - 45.80 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76sq feet.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.