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flat 2 10 Beresford Road, London, N5 2HU

Offers in excess of £450,000



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# flat 2 10 Beresford Road

London, N5 2HU

- Charming period conversion
- High ceilings
- Sash windows
- Extended lease
- Open plan living
- Close to Newington Green

## The Home -

This one bedroom Victorian conversion is a beautifully decorated space on Beresford Road, a quiet, tree-lined street in the heart of Islington. This bright, welcoming home combines period charm with tasteful modern updates, making it a unique opportunity for potential buyers. Located in a highly desirable part of Islington, Beresford Road offers a serene setting just moments from the vibrant areas of Stoke Newington, Clissold Park, and Newington Green. Newington Green has a village-like atmosphere with a friendly, close-knit community, boutique shops, and a wide range of popular eateries and cafés. Locals adore spots like Jolene, Yield wine bar, and The Lady Mildmay pub, as well as the fresh produce from Newington Green Fruit & Vegetables.



Offers in excess of £450,000



## The Indoors

Upon entering, you're greeted by an open hallway that leads immediately into the living room, a spacious, south-facing area that fills with natural light throughout the day. This room's grand ceiling height and custom-made East London Cloth blinds add to the inviting atmosphere, while the original fireplace serves as a charming focal point. Thoughtfully arranged to offer both relaxation and dining areas, the living room provides ample space for a comfortable sofa setup and a dining table.

Moving towards the back of the space, you'll find a stunning, efficient kitchen with a distinct, industrial touch. Custom shelves crafted from reclaimed scaffolding add character, contrasting beautifully with the modern appliances and fixtures. The kitchen is thoughtfully equipped with an oven, ample space for a fridge-freezer, and plenty of storage for kitchen essentials. Large windows allow light from the living area to flow into the kitchen, creating an airy, open feel while maintaining separation from the main living space for added intimacy.

At the bottom of the hallway, you'll discover a fully renovated bathroom. This space is designed for comfort and functionality, featuring a bathtub with a fitted shower. The floorboards add warmth and texture, while the walls are elegantly painted in Edward Bulmer's "Cuisse de Nympe Emue," lending a soft, blush hue that elevates the entire space.

Adjacent to the bathroom, the bedroom offers a quiet and cozy retreat, facing north and overlooking lush trees and gardens. With enough room for a double bed and a built-in wardrobe, this space is both practical and charming. Soft, neutral tones on the replastered and freshly painted walls enhance the calming atmosphere.

A delightful hidden space adjacent to the bedroom offers endless possibilities. It could be used as a compact workspace, a cozy reading nook, or even a well-organized storage area. This charming, versatile corner is a unique feature of the home that adds a personalized touch.

## Loving The Location

Beresford Road is a quiet, residential street perfectly located within minutes of Stoke Newington, Clissold Park and Newington Green.

At the heart of Newington Green is a four-way junction where Stoke Newington, Canonbury, Dalston and Green Lanes meet. Residents love Newington Green because





## Directions

of the close community and village atmosphere. Plenty of tree-lined residential streets just off the main thoroughfare lead to a plethora of fantastic cafes, bars and restaurants, some of the highlights include the ever popular Jolene, Yield wine bar and the lady Mildmay pub. If you like to eat, drink and be merry, you're in for a treat here, it's approach road are sprinkled with bustling cafés, lively, dog-friendly pubs, and popular independent shops. The fresh veg from Newington Green Fruit & Vegetables. The north-east London postcode is high in demand and is awash with creativity, boutique shops and the latest restaurants.

Church Street is full of artisan coffee shops and smart cafés every few yards including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Café. There is a wide choice of restaurants including Franco Manca chain pizzeria; Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls; The Haberdashery for brunch and lunch; Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house.

Clissold Park is a 55acre community park that has tennis courts, a bowling green, ornamental lakes, an aviary and an animal enclosure with deer, goats and chickens, as well as an attractive cafe at the 18th century Grade II listed Clissold House. There is a woodland park and nature reserve at Abney Park Cemetery, where entry is free, and there are lots of activities on offer, from wooden spoon carving to guided nature walks. Highbury Fields is an elegant oasis, across Highbury Corner from the top of Upper Street, Islington's largest green space may be small by London park standards but it's a lovely spot for a morning stroll or afternoon picnic.









Floor Plans



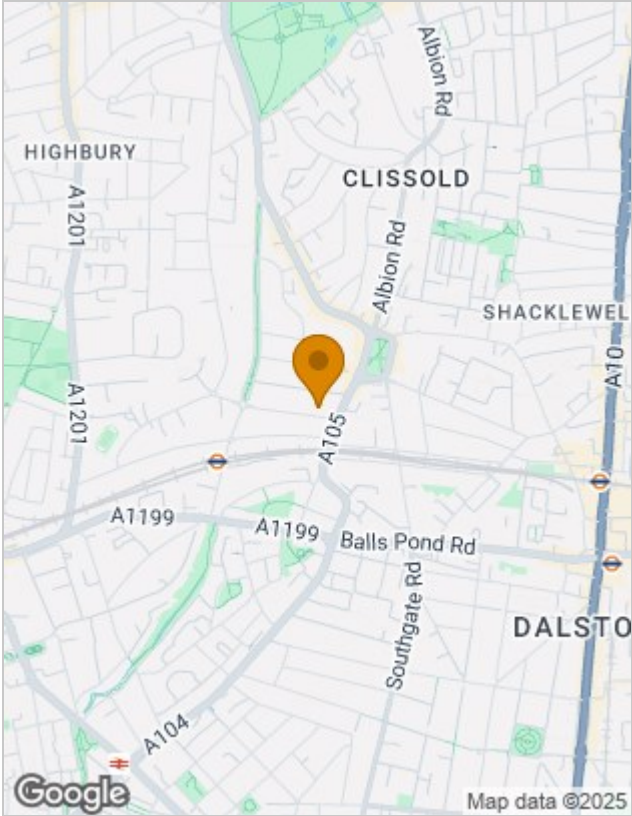
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

