



Beresford Road, N8

£475,000

Leasehold

Castles





Beresford Road, N8

Occupying a prime position on the popular Haringey Ladder is this recently refurbished, bright and spacious, first floor apartment. Comprising two-bedrooms, generous reception, kitchen and bathroom and further benefitting from ample storage. Conveniently located within a short stroll to Turnpike Lane Tube station a short walk to Wood Green shopping centre. The property will be sold on a chain free basis.

Lease: 148 years unexpired

Current Service/Maintenance Charge: Not applicable

Ground Rent: Not applicable

Local Authority: Haringey / Council Tax band: B

EPC Rating: C

Current: 71/C Potential: 78/C

£475,000 **Leasehold**

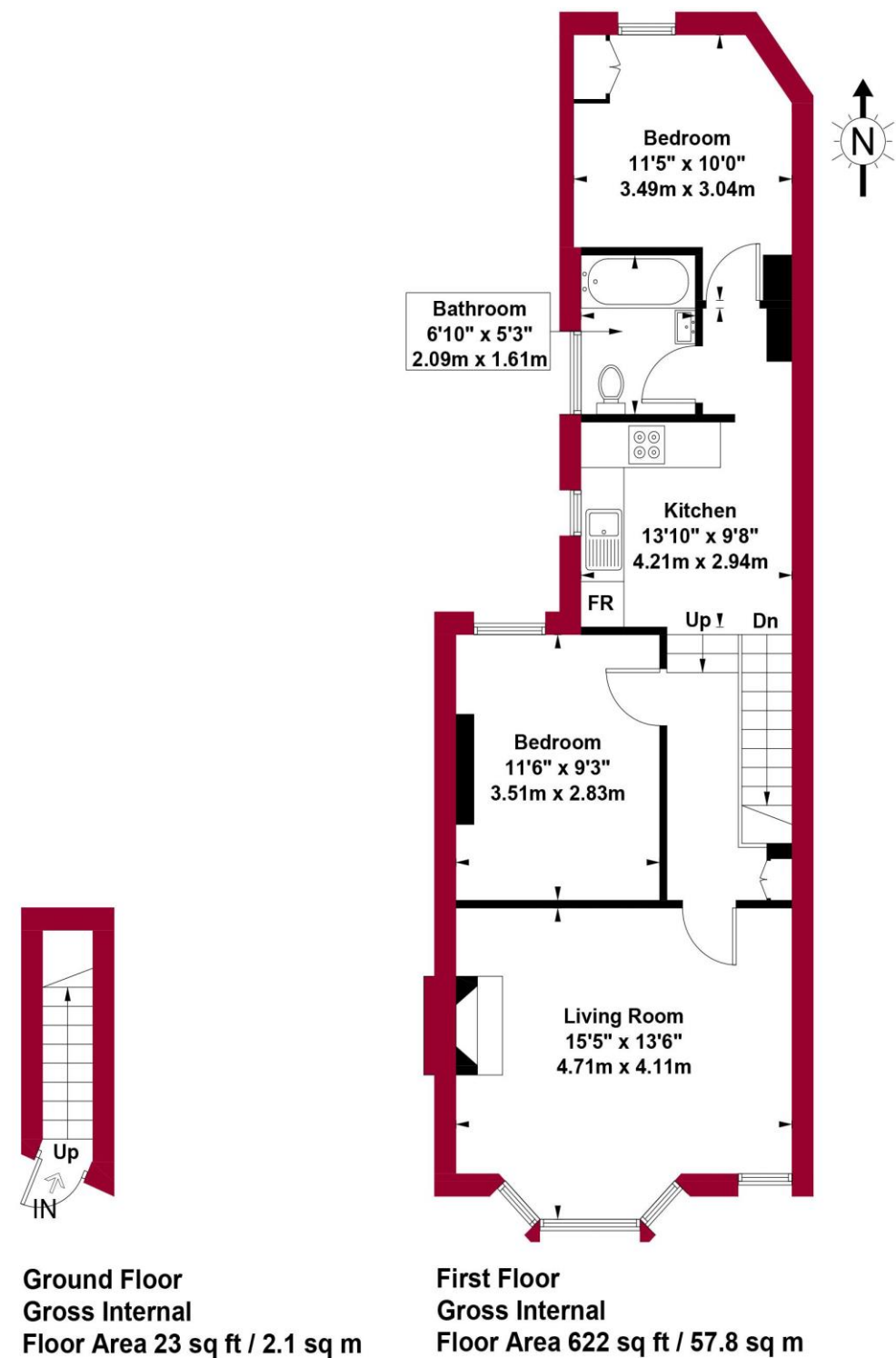


020 8348 5515
crouchend@castles.london

Castles

Beresford Road, N8

Approximate Gross Internal Area = 645 sq ft / 59.9 sq m



An Overview of Hornsey

Hornsey is a district of north London, England in the London Borough of Haringey. It is an inner-suburban, for the most part residential, area. It adjoins green spaces Queen's Wood and Alexandra Park to the north.

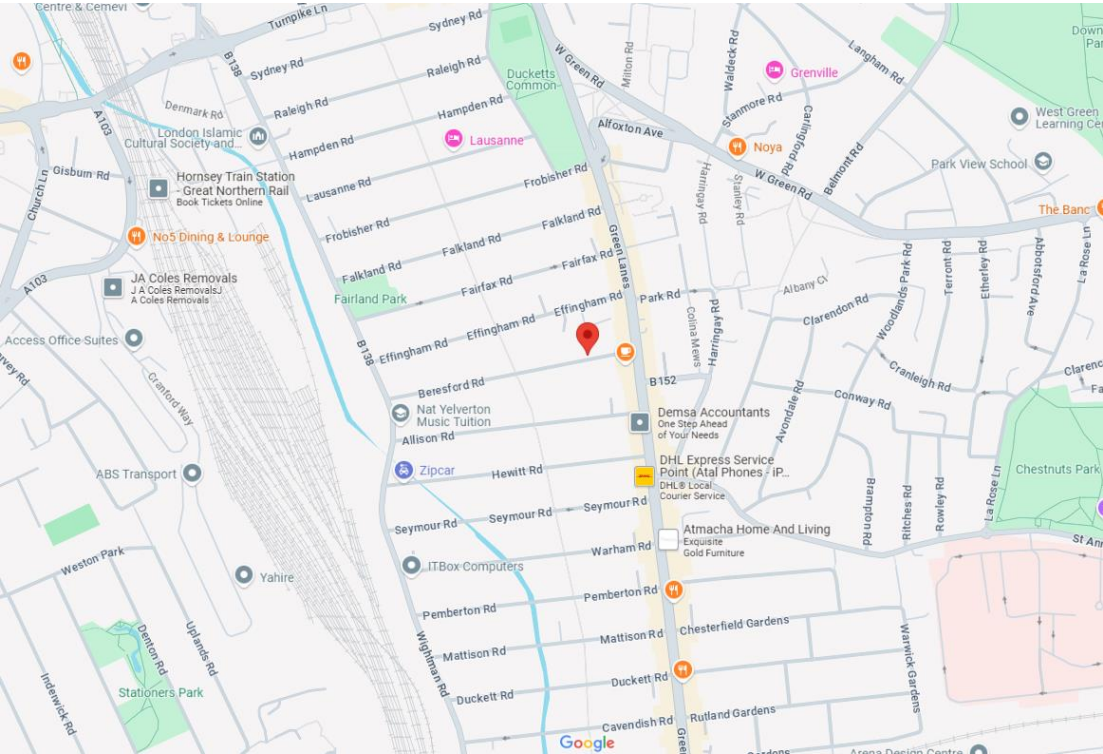
North of Hornsey High Street, and immediately to its south, some of the area is public sector housing, surrounded by the late Victorian terraces developed by builders such as John Farrer. Between the western end of the High Street and the bottom of Muswell Hill, the character of the area changes; most being part of the Warner Estate built up with large late Victorian houses. To the south west of the High Street is Priory Park.

The High Street has a number of shops, restaurants and pubs. The eastern section retains strips of grassed areas. The 13th-century tower is all that remains of St Mary's Church. The Tower has recently been used as The Intimate Space, which claims to be London's smallest performance space.

Much of Hornsey was built up in Edwardian times, but the tower of the original parish church still stands in its ancient graveyard in Hornsey High Street, at the centre of the old village. Other notable places are the Doragh Gasworks, the former Hornsey Town Hall in Crouch End, and Highpoint and Cromwell House in Highgate.

- Education**
- Greig City Academy
 - Hornsey School for Girls
 - Highgate Wood Secondary School
 - North London Rudolf Steiner School

- Nearest stations**
- Hornsey
 - Haringay
 - Turnpike Lane



12 Topsfield Parade, Crouch End
London N8 8PR
020 8348 5515
crouchend@castles.london
www.castles.london

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

rightmove

find your happy

Zoopla

smarter property search

PrimeLocation

Find the home you deserve

onTheMarket.com

The Property Ombudsman

A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.

NAEA

National Association of Estate Agents