



Beresford Road, N8

£475,000

Leasehold

Castles





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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 (Lease: 189 years from 25/12/84)

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

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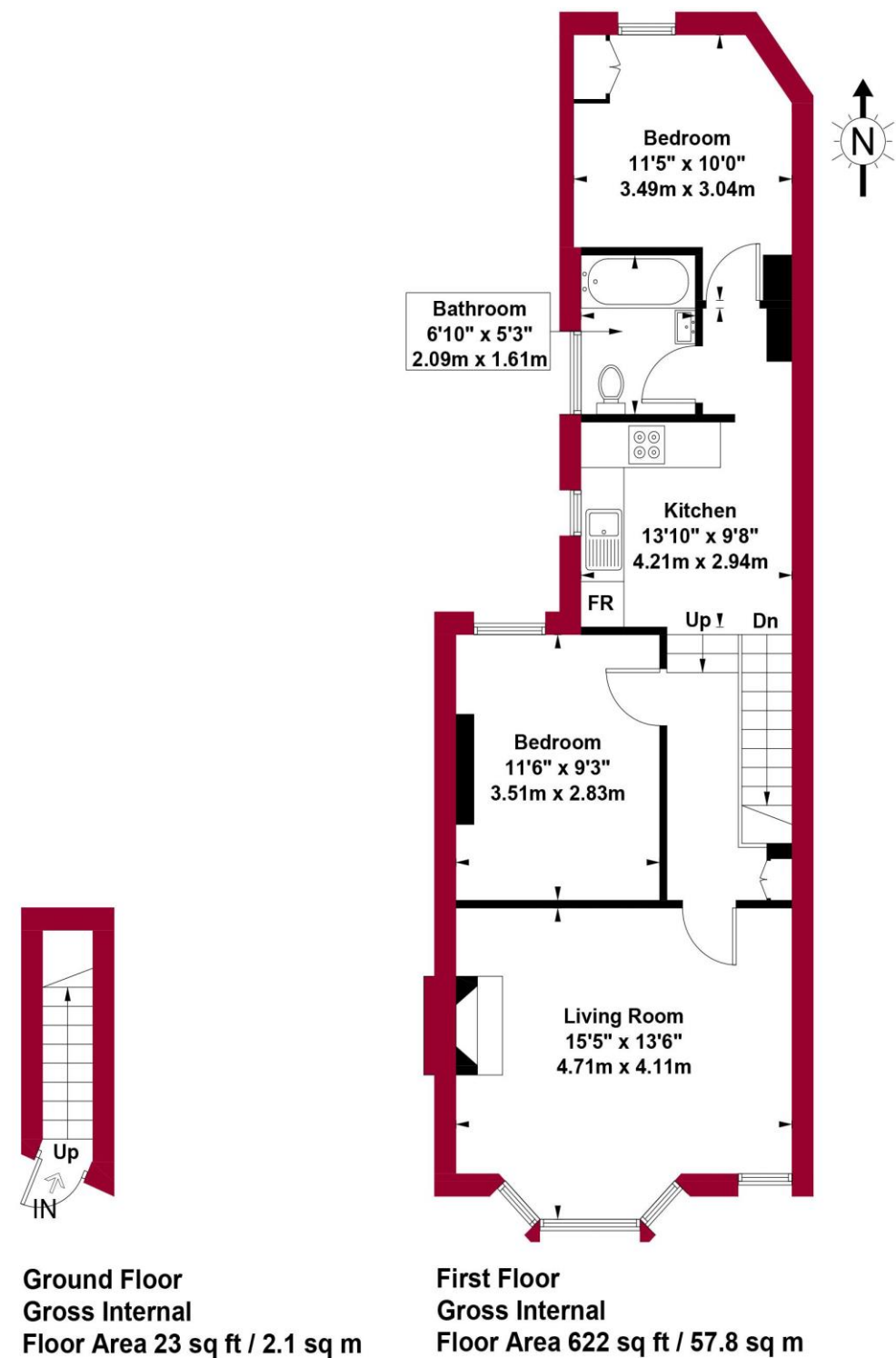


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Approximate Gross Internal Area = 645 sq ft / 59.9 sq m



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.

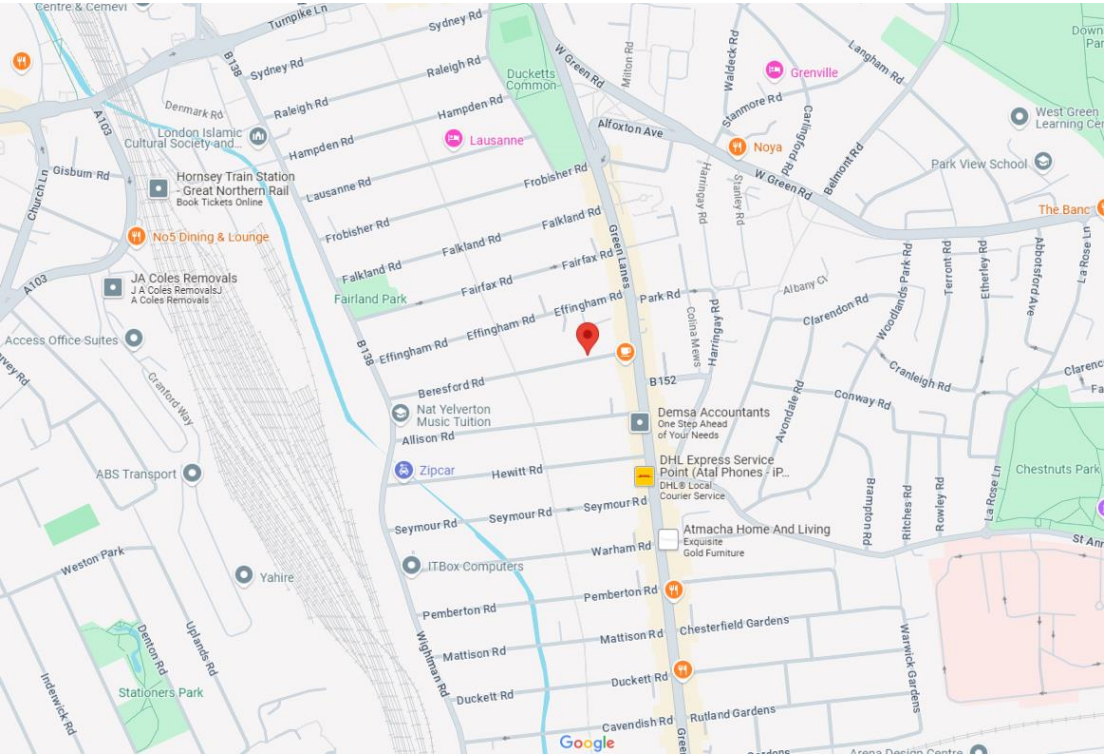
Much of Hornsey was built up in Edwardian times, but the tower of the original parish church still stands in its ancient graveyard in Hornsey High Street, at the centre of the old village. Other notable places are the Doragh Gasworks, the former Hornsey Town Hall in Crouch End, and Highpoint and Cromwell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



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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

