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You'll find us on Hornsey High Street. Pop in for a chat or call us today.

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trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

Quotes taken from independent Google reviews 2006 to 2016



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020 8342 9444
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Beresford Road, London N8

£500,000 FOR SALE

Flat

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Beresford Road, London N8

£500,000

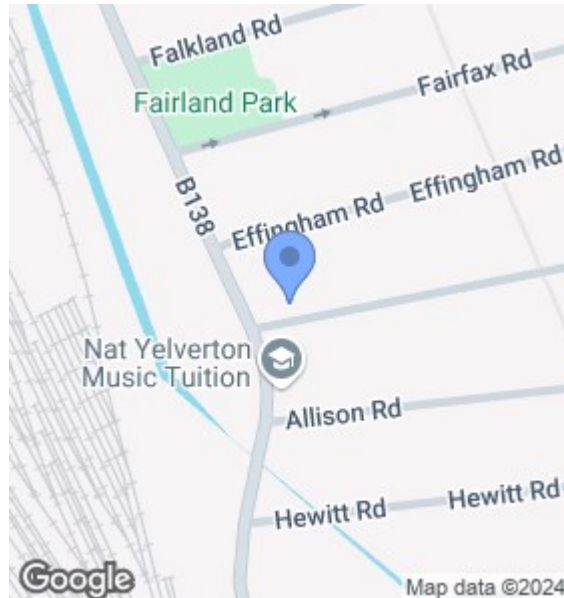
Description

CHAIN FREE - A spacious two bedroom garden flat situated on the popular Harringay Ladder. The property comprises two double bedrooms, a large reception room, spacious kitchen with separate dining room. The property also benefits from flexible living space with a large basement which has been used as either a bedroom or living room. The flat comes with a generously sized (60ft) PRIVATE garden. SHARE OF FREEHOLD.

The flat is located within easy walking distance of Turnpike Lane Underground Station (Piccadilly Line Zone 3), Hornsey & Harringay train stations and just a short walk from the bars, shops and restaurants of Green Lanes. Other local hotspots are easily accessible such as Crouch End, Alexandra Palace, and Muswell Hill.

Key Features

Tenure	Share of Freehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	0
Council Tax	



Floorplan

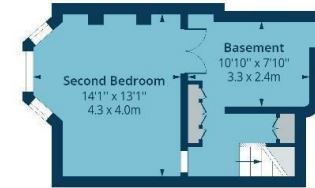
Beresford Road, N8

Approx. Gross Internal Area 911 Sq Ft - 84.63 Sq M



Ground Floor

Floor Area 588 Sq Ft - 54.63 Sq M



Basement

Floor Area 323 Sq Ft - 30.01 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 = 10.76 sq feet.

lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	78
(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.