



Beresford Road, Highbury, London, N5 2HR

Guide Price **£1,100,000**

arley
property

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- Private garden
- Two/three bedrooms
- Private entrance
- Excellent location
- No onward chain

Beautiful Period Conversion with Private Garden in the Heart of Canonbury

A beautifully presented two/three-bedroom garden apartment, arranged over the lower ground floor of an elegant period conversion, benefiting from its own private entrance and offering an exceptional balance of period charm and contemporary living.

To the rear of the property, the impressive open-plan reception and kitchen is flooded with natural light and opens directly onto a private garden, creating a wonderful space for both everyday living and entertaining. The stylish fitted kitchen integrates seamlessly with the living area, combining modern functionality with a warm and inviting atmosphere.

The generous principal bedroom is positioned at the front of the property, while a second double bedroom is accessed via an attractive feature spiral staircase, adding character and individuality to the home. A versatile third room, located just off the hallway, is ideal as a home office, nursery, or guest bedroom. A contemporary family bathroom and excellent built-in storage complete the accommodation.

Situated in the heart of sought-after Canonbury, the property is perfectly placed to enjoy the vibrant amenities of Newington Green, Upper Street, and Stoke Newington Church Street, all renowned for their excellent selection of independent cafés, restaurants, boutiques, and local shops. Beautiful green spaces, including Highbury Fields and Clissold Park, are both within easy reach, offering the perfect escape from city life.





