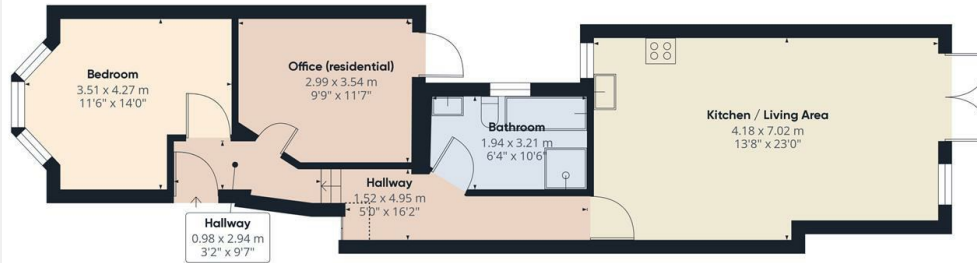




Beresford Road, London, N8 0AH

£2,100 PCM

- Managed by Simon Clarke Letting Agents
- Own rear garden + private patio area
- Available on long term tenancy (initial 12 months)
- Available from 15th January 2025
- Ground floor 2 double bedroom converted flat
- Gas Central Heating / Double Glazed Windows
- Council Tax band C - £1,873.18 per annum
- Open Plan Kitchen With Integrated Appliances
- Stunning 4 piece bathroom suite
- Unfurnished



Approximate total area⁽¹⁾
 66.32 m²
 713.87 ft²

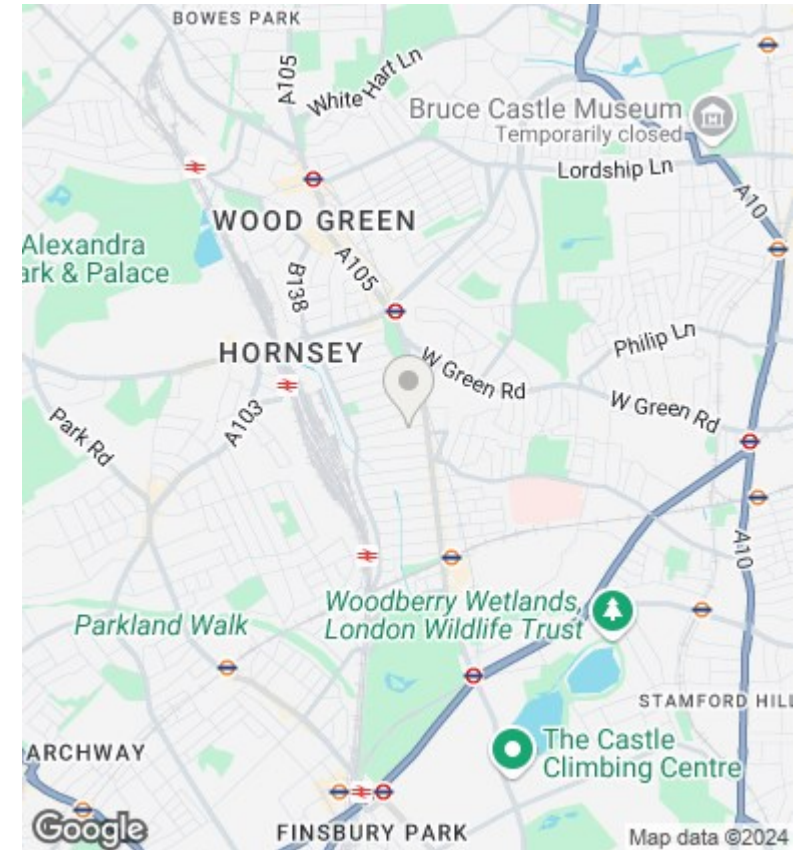
Reduced headroom
 0.39 m²
 4.23 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Directions

Viewings

Viewings by arrangement only. Call 02083499000 to make an appointment.

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	