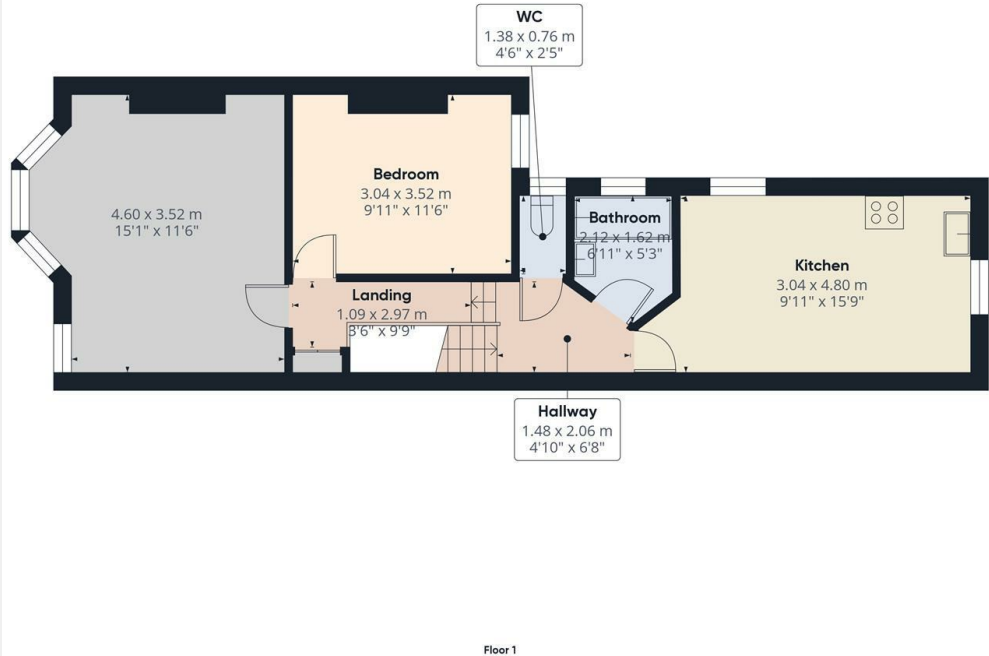




Beresford Road, London, N8 0AH

£1,650 PCM

- Managed by Simon Clarke Letting Agents
- Large reception room with walnut laminate floor
- Available on long term tenancy (initial 12 months)
- Available 10th May 2025
- Excellent 1 bedroom 1st floor conversion
- Gas central heating
- Council tax band C
- Spacious kitchen/diner with integrated appliances
- Bathroom and separate WC
- Unfurnished

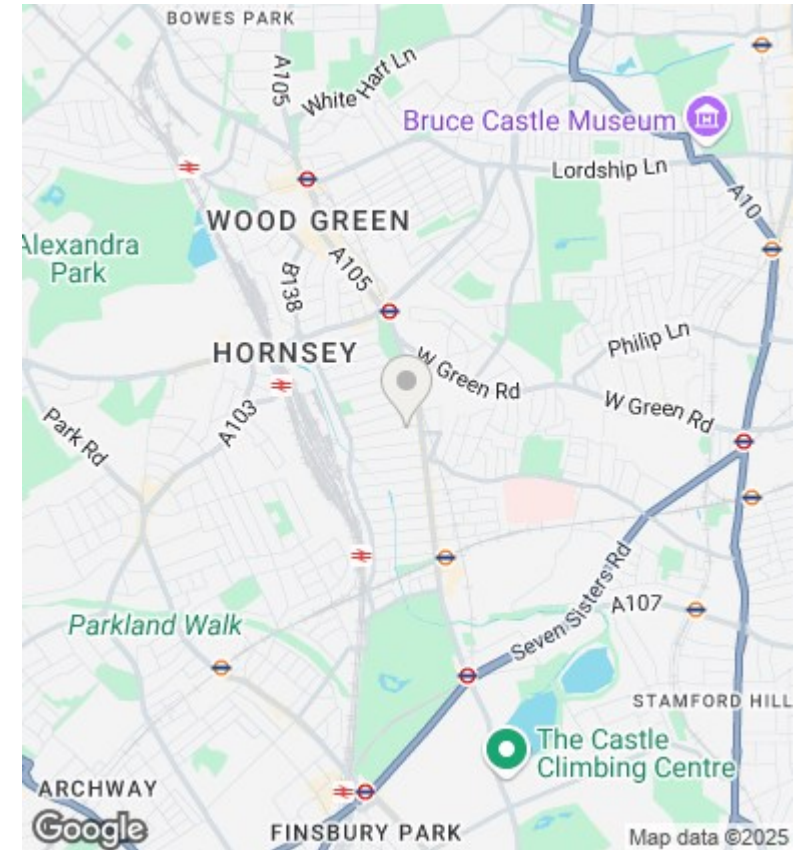


Approximate total area¹⁾
52.6 m²
566.2 ft²

(1) Excluding balconies and terraces

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		
(69-80) C		
(55-68) D	59	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	