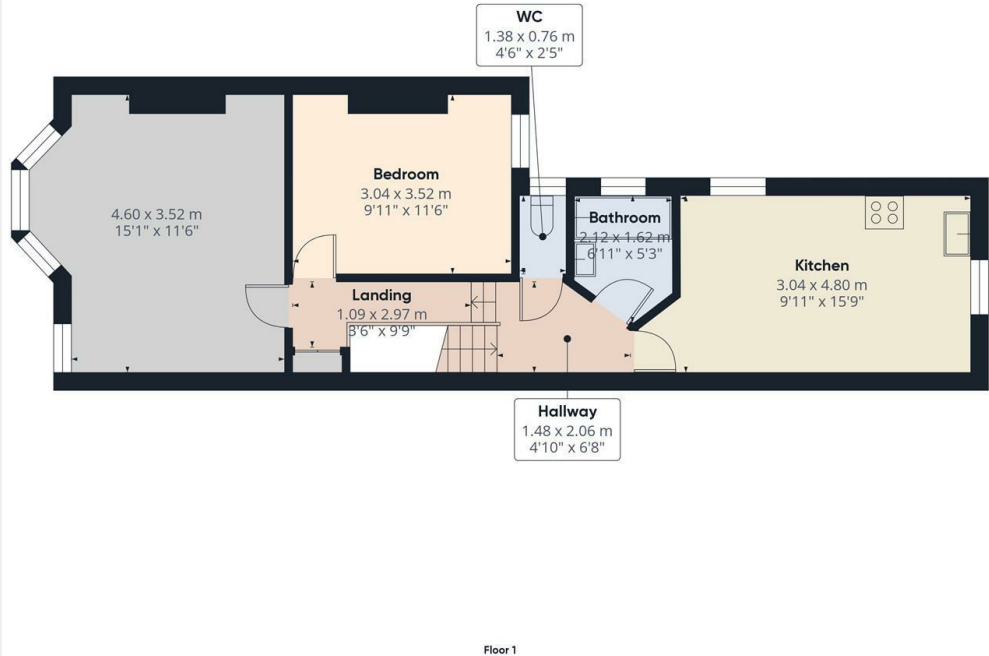


Beresford Road, London, N8 0AH

£1,700 PCM

- Managed by Simon Clarke Letting Agents
- Large reception room with walnut laminate floor
- Available on long term tenancy (initial 12 months)
- Available 15th May 2026
- Excellent 1 bedroom 1st floor conversion
- Gas central heating
- Council tax band C
- Spacious kitchen/diner with integrated appliances
- Bathroom and separate WC
- Unfurnished

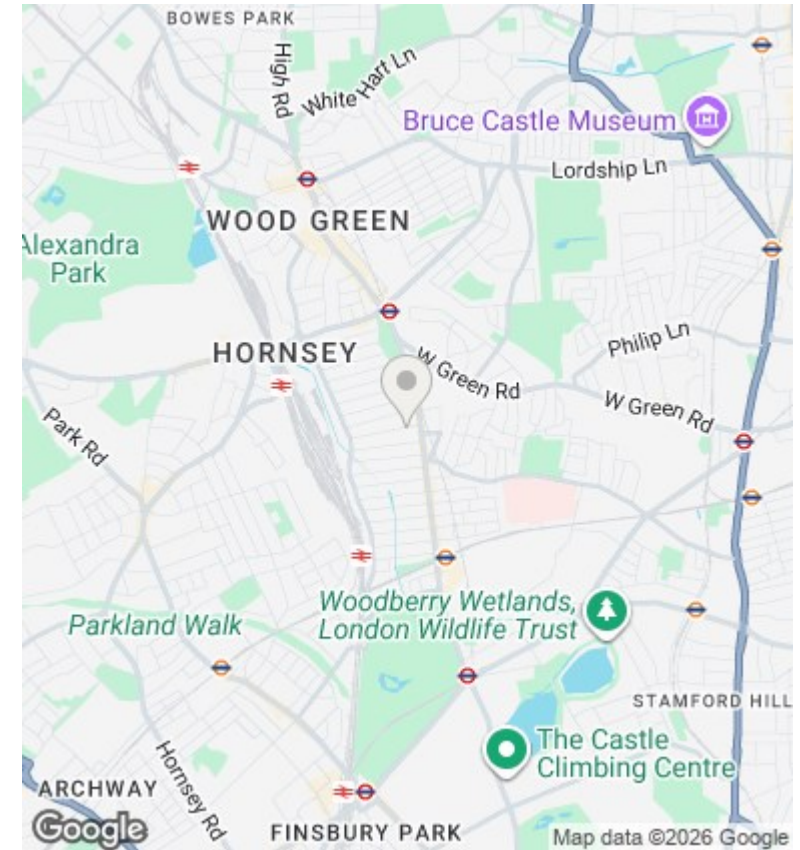


Approximate total area<sup>1)</sup>  
52.6 m<sup>2</sup>  
566.2 ft<sup>2</sup>

(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 |           |