



# A substantial 6 bedroom house in Newington Green

**Beresford Road, Highbury, London, N5**

Guide Price £2,700,000 Freehold









6 Bedrooms • 3 Bathrooms • 3 Reception rooms • Garden • Conservatory • Balcony • South facing balcony and garden • Possible separate dwelling • Large potential studio or office • Excellent transport links

### Local Information

Beresford is a quiet residential street, perfectly located for local shops, cafes and restaurants situated nearby in Newington Green, Highbury Barn and Stoke Newington which are all well known for their village atmosphere can also be found locally and provides a selection of boutique shops and bars as well as theatres and a vibrant nightlife. The green spaces of Highbury Fields and Clissold Park are within close proximity. Transport across London is made easy with Overground links at nearby Canonbury, providing easy access to the City and East London, whilst Highbury and Islington (Victoria line) is the closest underground link.

### About this property

A Victorian family home offering over 3000 sq ft across five floors and a wealth of period features.

The ground floor hosts a reception dining room is impressive with wooden flooring, cornicing, dramatically high ceilings, marble fireplaces, sash windows. The room leads to the main kitchen and then onto a terrace area with steps to the south face garden. There is also a family bathroom The lower ground floor, which also provides access to the rear garden, offers a separate dwelling kitchen and dining space, bathroom and double bedroom. There is an additional entrance to this floor so there is potential to create a separate dwelling, self-contained flat, and/or a guest/nanny area. The first floor offers two bedrooms with the principal room and a further single bedroom or study. The second floor of the house offers with a further two bedrooms, bathroom and conservatory. The top floor houses a large additional reception room or studio with large north facing window.





**Tenure**

Freehold

**Local Authority**

Islington

**Council Tax**

Band = E

**Energy Performance**

EPC Rating = To be confirmed

**Viewing**

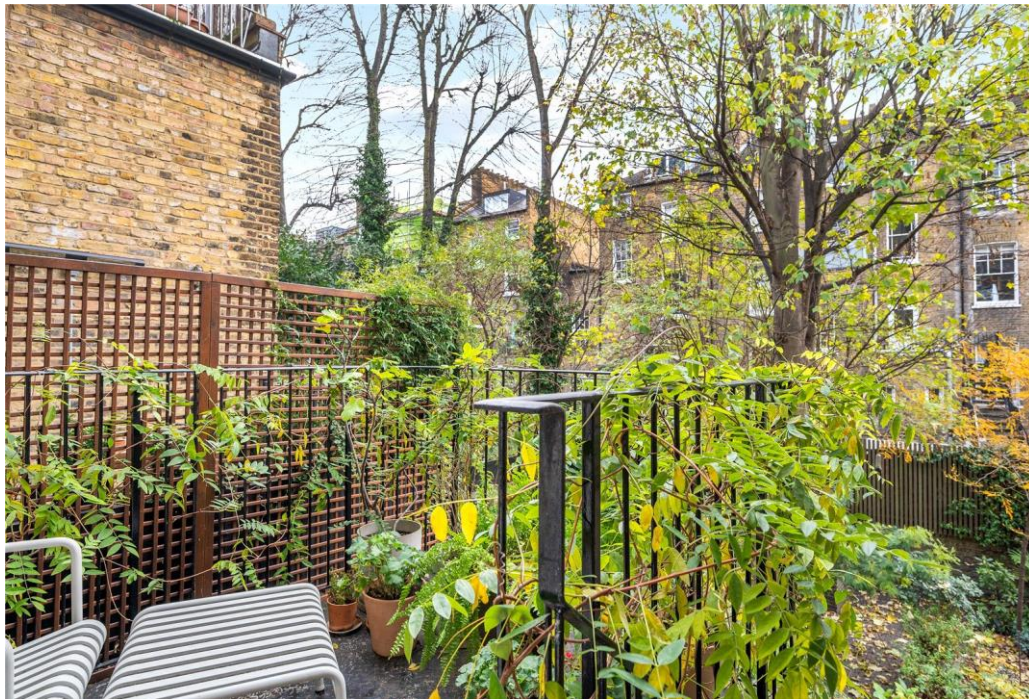
All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.

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**Beresford Road, Highbury, London, N5**  
**Gross Internal Area** 3018 sq ft, 280.4 m<sup>2</sup>



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### Beresford Road, N5

Approximate Gross Internal Area = 3018 sq ft / 280.43 sqm  
Approximate Balcony Area = 82 sq ft / 7.62 sqm  
Approximate Garden Area = 693 sq ft / 64.38 sqm



Third Floor



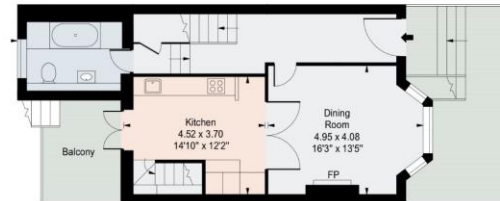
First Floor



Second Floor



Lower Ground Floor



Raised Ground Floor

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
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