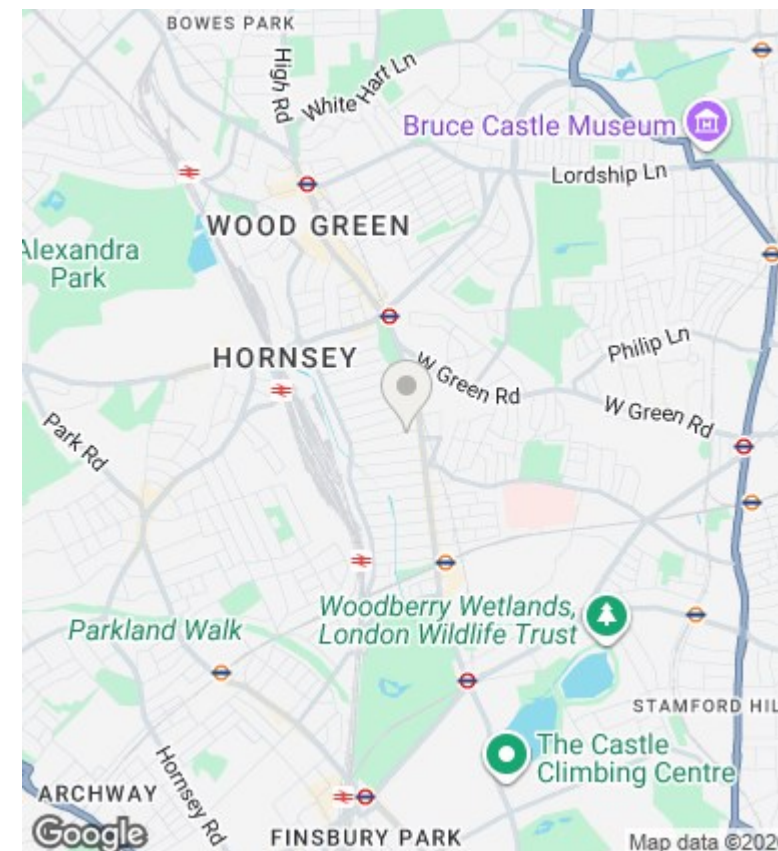




Beresford Road, London, N8 0AH

£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



## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 59                      | 66        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |