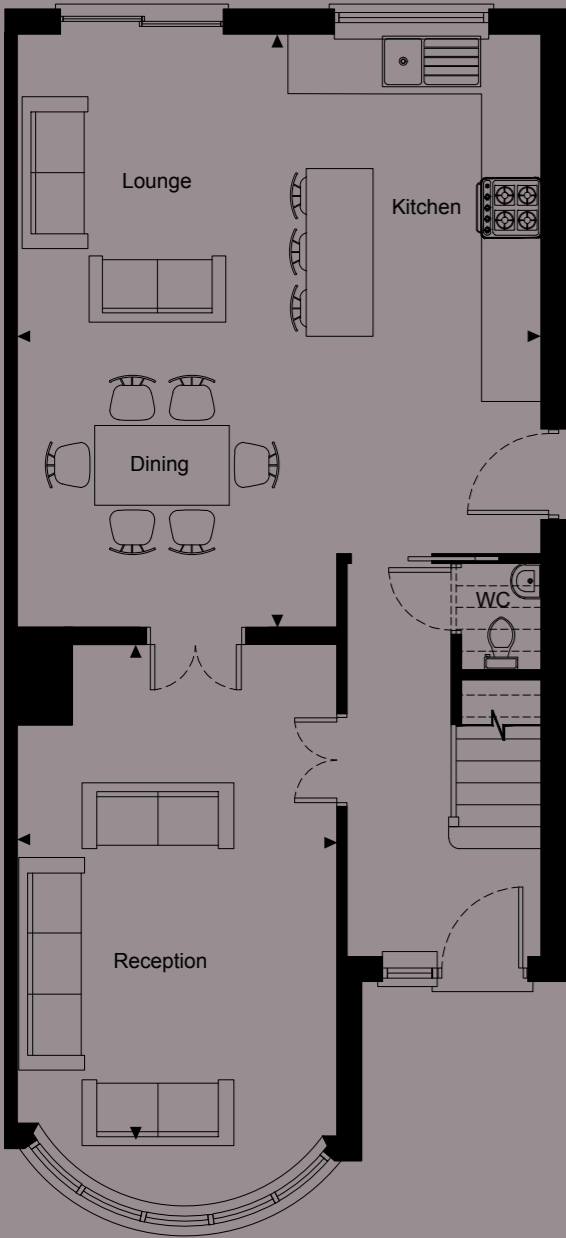


FLOORPLAN



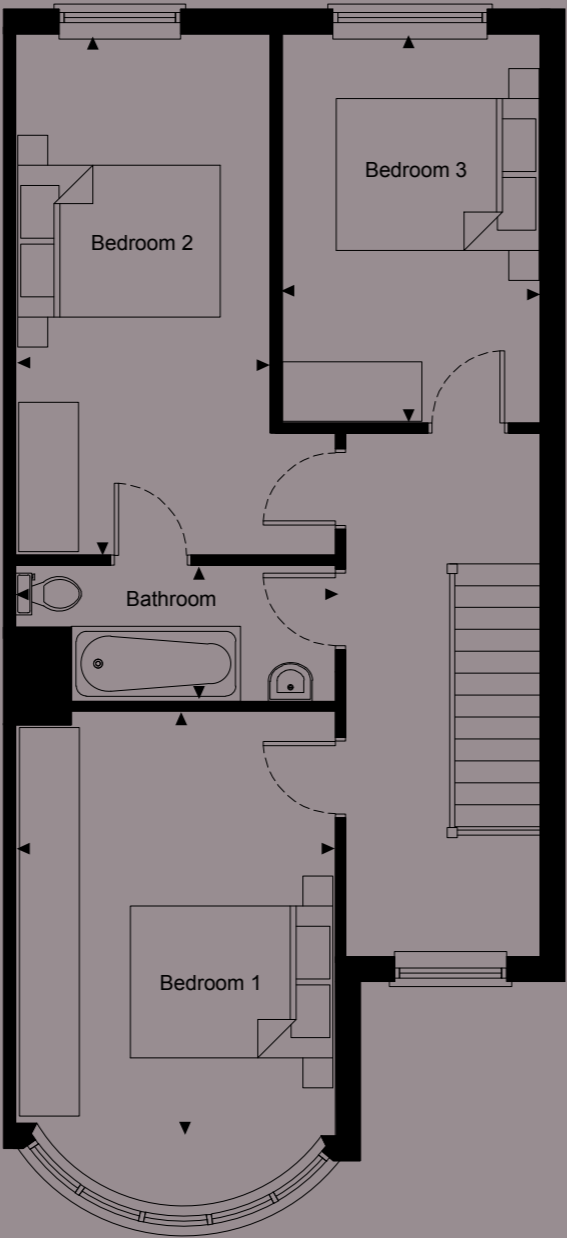
Ground Floor

Room Sizes

100 sq meters - 1076 sq ft

Kitchen/Living/Dining	6.53m x 4.92m	21' 5" x 16' 1"
Reception Room (excluding bay)	4.06m x 2.87m	13' 3" x 9' 5"
Bedroom 1 (excluding bay)	3.98m x 2.87m	13' 0" x 9' 5"
Bedroom 2	5.23m x 2.87m	17' 1' x 9' 5"
Bedroom 3	3.90m x 2.37m	12' 9" x 7' 9"
Bathroom	1.36m x 2.87m	4' 5" x 9' 5"

DISCLAIMER: Please note that all dimensions shown are for guidance only and maximum measurements are shown where necessary. Plans should not be used for furniture or other fittings.



First Floor



51  
Beresford  
Avenue

51 Beresford Avenue, London N20 0AD

# WELCOME TO 51 BERESFORD AVENUE



A beautifully designed luxury modern reinterpretation of an iconic 1930's three-bedroom family house, lovingly restored and reimagined into a unique stylish property.

Our concept was to transform a much-loved traditional home into a spacious airy modern residence incorporating the very latest creature comforts and appliances utilising the existing layout to maximise living space. Keeping the character and charm has been the mainstay of our vision whilst ensuring that Huxley Group standards of detail and quality ensure that the property is perfect for discerning buyers.

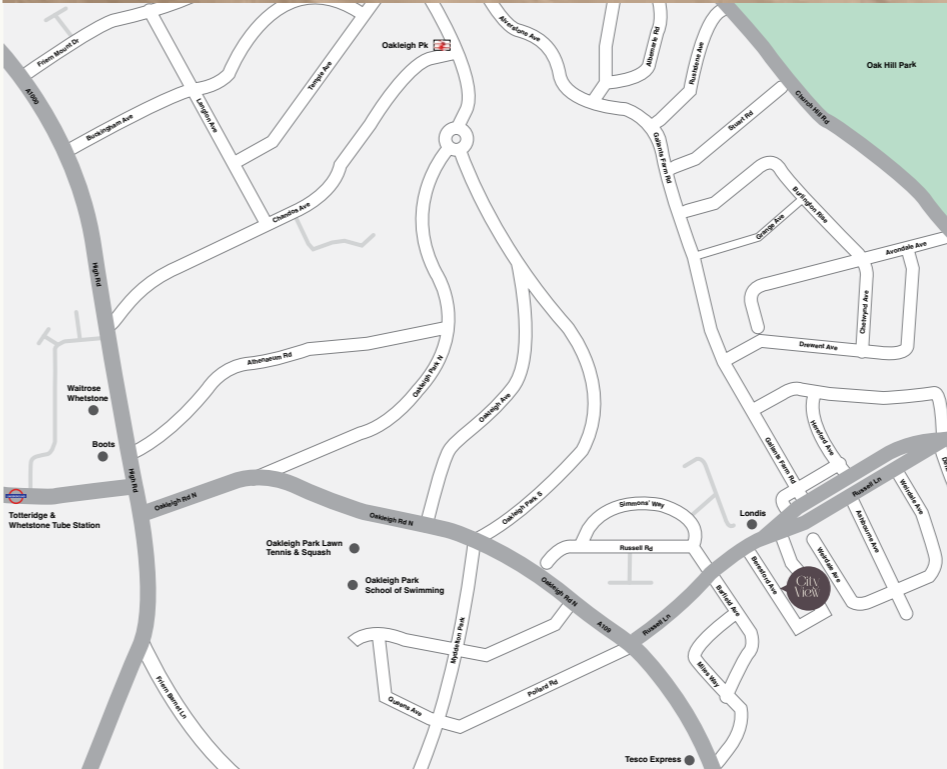
Nestled within the desirable suburb of Whetstone, 51 Beresford Avenue is set within a calm, leafy neighbourhood that's defined by open green spaces, abundant amenities and a relaxed pace of life.

With excellent transport links and an enviable location within easy reach of the boutiques, cafés and restaurants of Whetstone High Road, with outstanding city connections, keeping the buzz of central London always within reach.

Whetstone is renowned for its excellent schools - both state and independent, including some of the best in the capital - as well as its impressive choice of parks, sports clubs and outdoor pursuits. Its location appeals to families and downsizers alike, offering the space, lifestyle and sense of community that make this part of North London so enduringly popular.



Show home photography of previous Huxley Group developments.



## SPECIFICATIONS

- KITCHEN**
- Ash shaker-style units with feature
  - Under-cabinet lighting to wall units
  - Brushed Steel Kitchen Handles
  - Herringbone Flooring
  - Quartz stone worktops with full height splashbacks
  - Stainless steel sink
  - Induction Hob
  - Integrated fridge-freezer
  - Integrated dishwasher
  - Integrated washer/dryer

- BATHROOM**
- Bath with mixer taps
  - Floor Mounted Bath Shower Mixer
  - Full height tiling to bath/shower areas
  - Mirror with bathroom cabinet

- BEDROOMS**
- Fitted wardrobes to all bedrooms
  - Carpet to all bedrooms

- INTERNAL FINISHES**
- Wood flooring throughout downstairs
  - Fitted carpets to upstairs
  - Feature skirtings and architraves
  - Internal paint – quartz grey

- ELECTRICAL FITTINGS**
- Wired for BT Hyperoptic up to 1GB speed

- EXTERNAL FINISHES**
- Feature entrance door with multipoint locking system
  - Rear garden with turf and patio
  - High finish sockets with USB to the kitchen, study and principal bedroom
  - Shaver socket to family bathroom

