



Marlborough Road, Upper Holloway, N19

Offers In The Region Of £399,000

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Description

****PRICED TO SELL AND OPEN TO OFFERS**** Homelink are pleased to be the vendors chosen sole agents in presenting for sale this two bedroom basement flat with direct access to the rear garden.

This is a great opportunity for both INVESTORS AND FIRST TIME BUYERS to acquire a property that is located close to local amenities and not far from CROUCH HILL, FINSBURY PARK and HOLLOWAY. Benefiting from an open plan kitchen/reception measuring, two bedrooms, spacious bathroom, double glazing and gas central heating throughout with small rear garden.

Currently rented out to two professional nurses who are paying £1,650 pcm should an investor wish to keep them thereby giving rental investor a good yield. Supremely located for access to zone two transport links, early appointments are recommended to avoid disappointment.

Tenure: Share of Freehold

Lease: 993 years

Service Charge: £665 (incl. ins.)

Ground Rent: NIL

Islington C/Tax Band - C

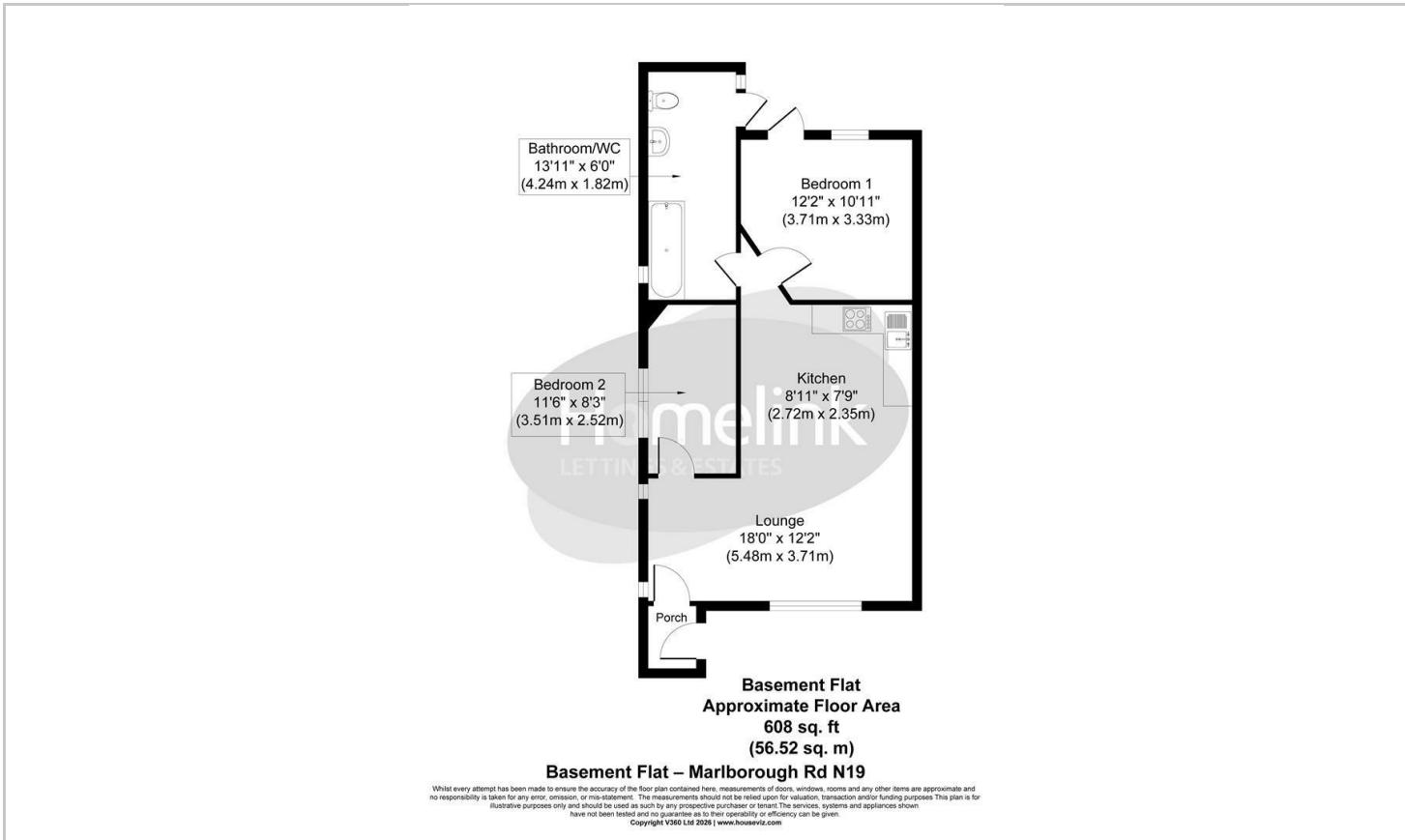
*AGENTS NOTE: Photos shown were taken before current tenants occupation.

- GREAT FOR INVESTORS
- CURRENTLY RENTED OUT
- OPEN PLAN LIVING
- DIRECT ACCESS TO GARDEN
- GAS CENTRAL HEATING
- FULLY DOUBLE GLAZED
- LOCAL AMENITIES CLOSE BY
- CLOSE TO TRANSPORT LINKS
- CHAIN FREE
- SHARE of FREEHOLD

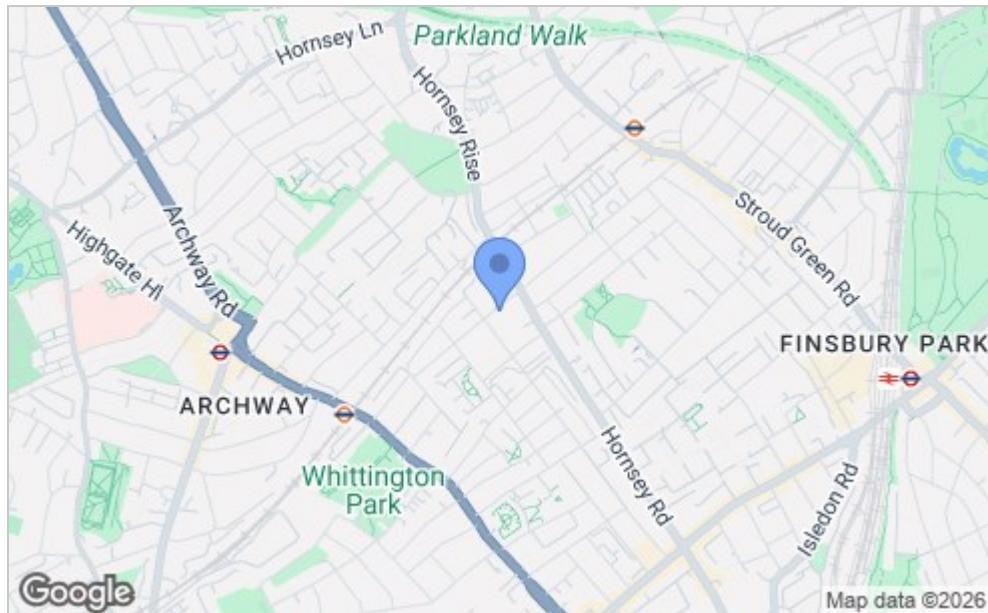




Floor Plan



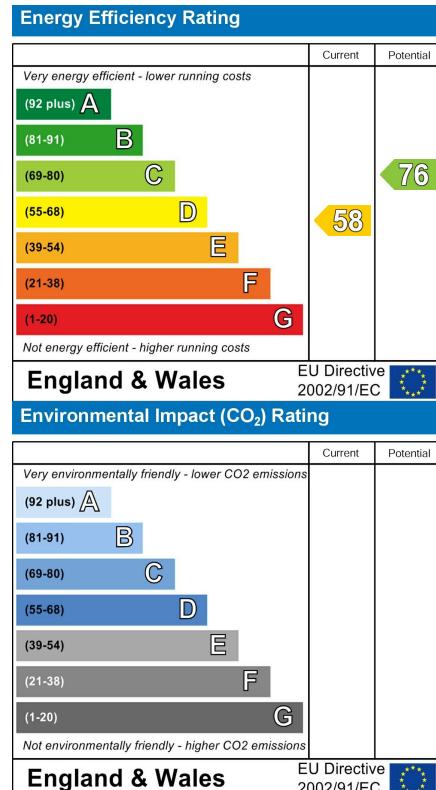
Area Map



Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.