



Marlborough Road, London, N19 4NR

Asking Price £450,000

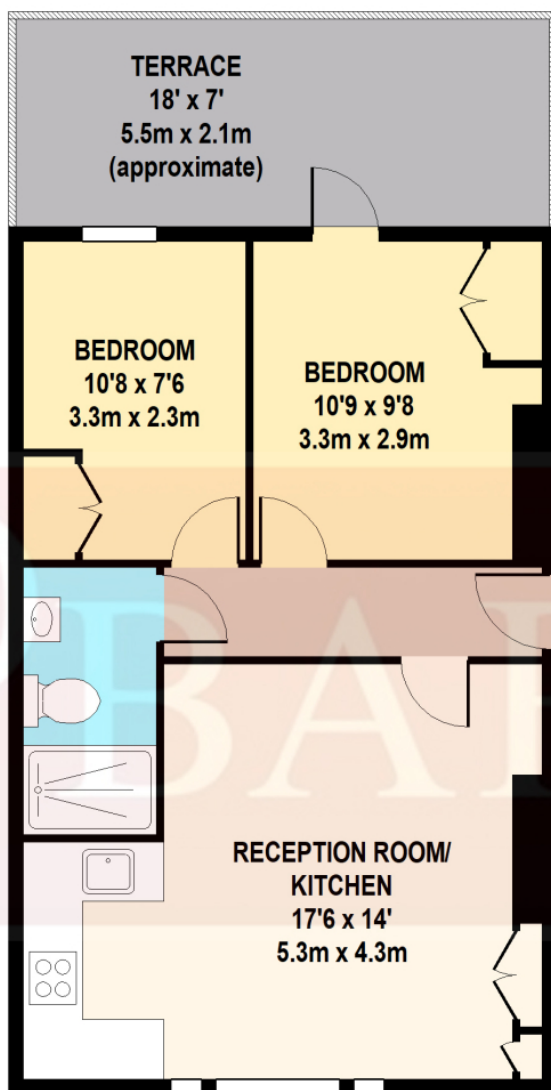
A FANTASTICE INVESTMENT POTENTIAL with this beautifully presented first floor two-bedroom flat, fully refurbished within the last five years, featuring a full rewire, new central heating pipework, and sound-insulated ceilings. The property offers a spacious living area with a sleek, modern kitchen, two well-proportioned bedrooms, and a stylish bathroom. Ideally located for Upper Holloway Overground, Archway Underground, and Crouch Hill stations, with a great choice of cafés, shops, and green spaces nearby. Offered chain-free, with planning permission granted for a roof terrace. Formal ownership of the Roof Terrace needs to be acquired via freeholders and new lease also available. Full details are available upon request.

Hobarts Estate Agents  
 23 Ferme Park Road, Stroud Green, London, N4 4DS  
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 442083429000





- Fully refurbished in last five years
- Sound-insulated ceilings
- Modern fitted kitchen
- Excellent transport links
- Offered chain-free
- New wiring and central heating
- Spacious living room
- Stylish bathroom
- Close to shops and cafés
- Planning permission granted for a roof terrace



## FIRST FLOOR

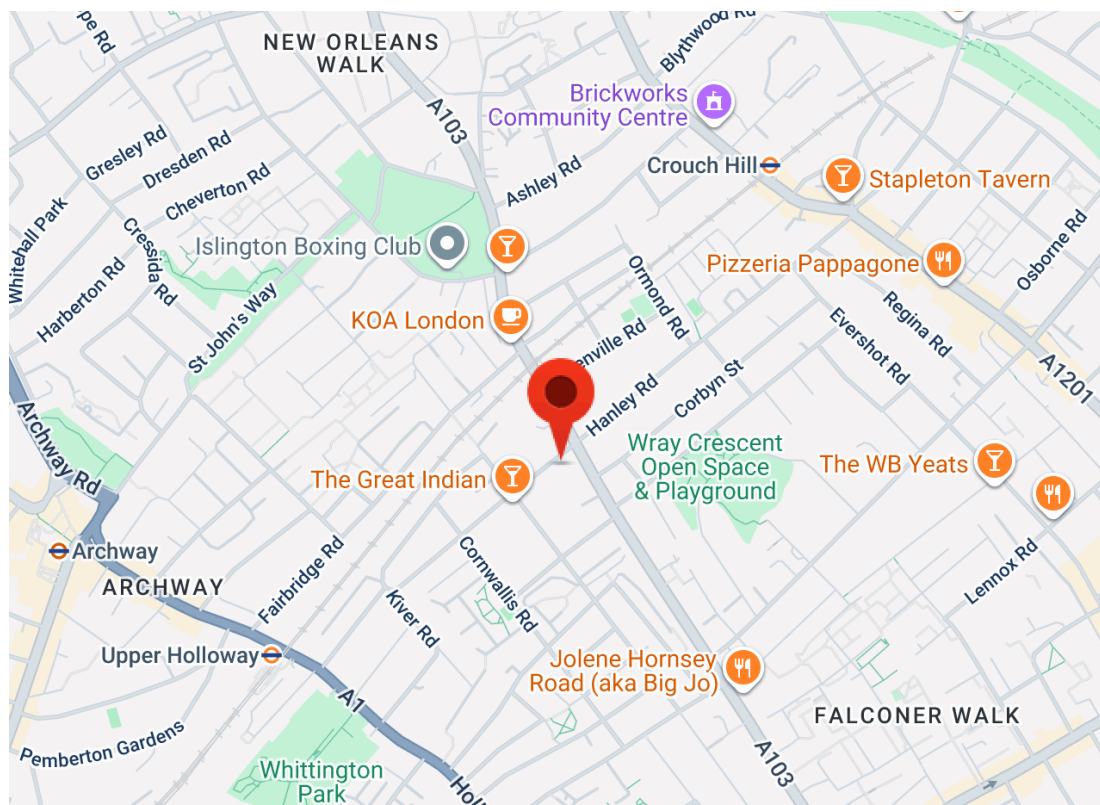
MARLBOROUGH ROAD  
TOTAL APPROX. FLOOR AREA 494 SQ.FT. (46 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Tenure:

Leasehold

### Ground rent:

### Service Charges:

### Local Authority:

### Viewings:

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
442083429000

### Contact:

23 Ferme Park Road, Stroud  
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rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.