

Marlborough Road, London, N19 4NR

Asking Price £495,000

A fantastic investment opportunity, this beautifully presented first floor two-bedroom flat has been fully refurbished, including a complete rewire, new central heating pipework and sound-insulated ceilings. The property features a spacious living area with a sleek contemporary kitchen, two well-proportioned bedrooms and a stylish modern bathroom. It is located for Upper Holloway Overground, Archway Underground and Crouch Hill stations. The flat is offered chain free and benefits from planning permission granted for a roof terrace, with formal ownership of the roof space to be acquired from the freeholder; full details The property will be sold with a brand new 150-year lease..

Hobarts Estate Agents

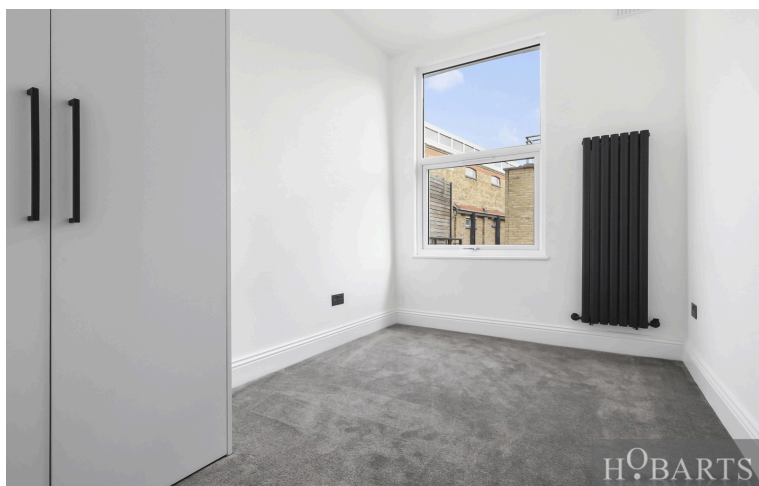
23 Ferme Park Road, Stroud Green, London, N4 4DS

[stroudgreen@hobarts.co.uk](mailto:stroudgreen@hobarts.co.uk)

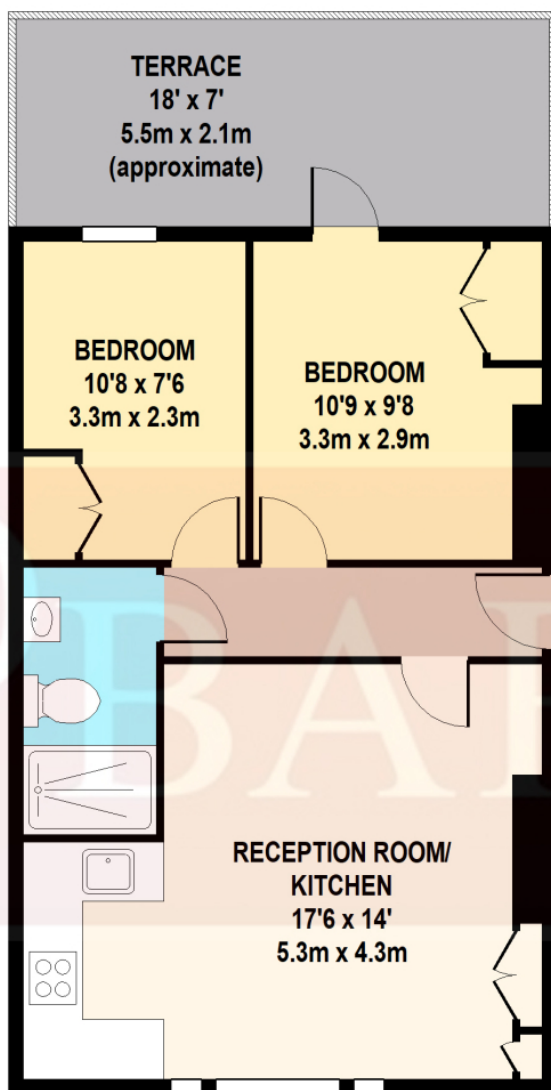
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- Fully refurbished in last five years
- Sound-insulated ceilings
- Modern fitted kitchen
- Excellent transport links
- Offered chain-free
- Brand new 150-year lease
- New wiring and central heating
- Spacious living room
- Stylish bathroom
- Close to shops and cafés
- Planning permission granted for a roof terrace



## FIRST FLOOR

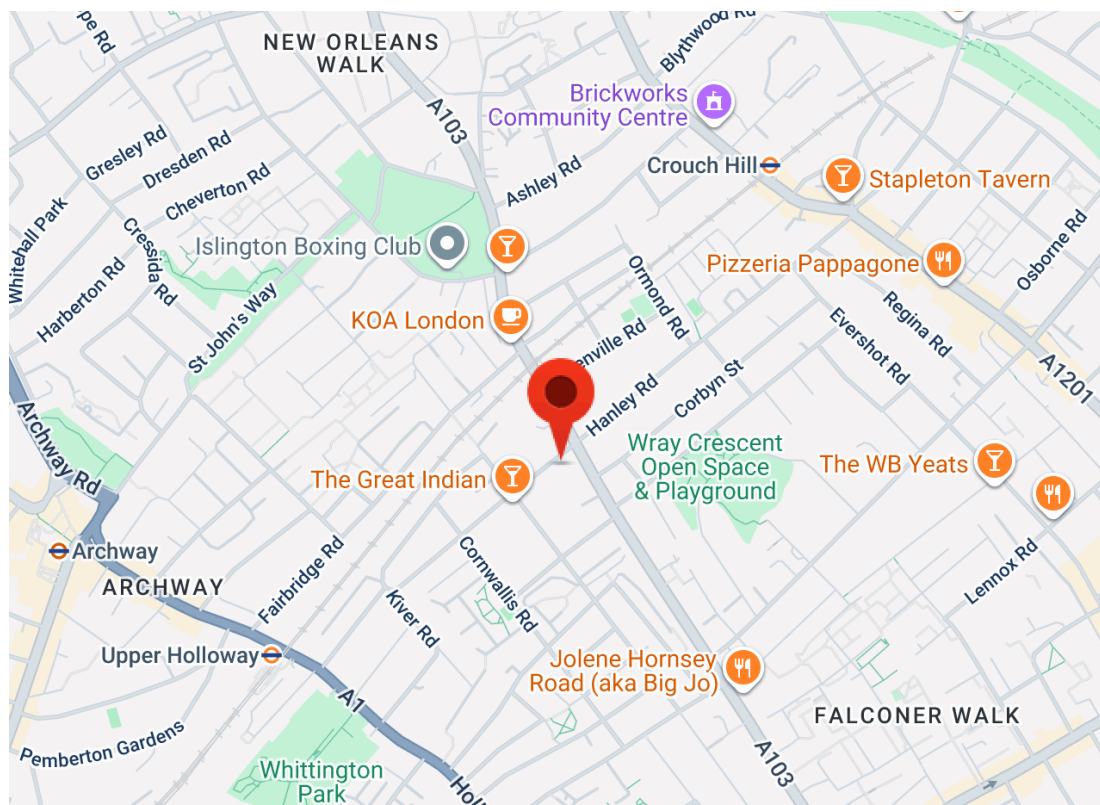
MARLBOROUGH ROAD  
TOTAL APPROX. FLOOR AREA 494 SQ.FT. (46 SQ.M.)

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:**

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www.hobarts.co.uk

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.