



**STYLISH AND BEAUTIFULLY PRESENTED TWO-DOUBLE BEDROOM BAY FRONTED FIRST FLOOR EDWARDIAN MAISONETTE WITH DIRECT ACCESS TO ITS OWN REAR GARDEN.** despite extensive refurbishment, the property retains many fine period features and characteristics of a bygone era. The accommodation comprises own front door, stairs leading up to a first-floor landing area, a large front reception room with a feature fireplace, a modern fitted kitchen/dining room with an internal staircase leading down to a rear garden, two double bedrooms (one with an en-suite shower room/WC). Ideally located for all amenities including Boves Park National Rail & Bounds Green Tube Stations (20/25 Mins City/West End). **\*\* SHARED FREEHOLD - POTENTIAL TO CONVERT THE LARGE LOFT SPACE \*\***

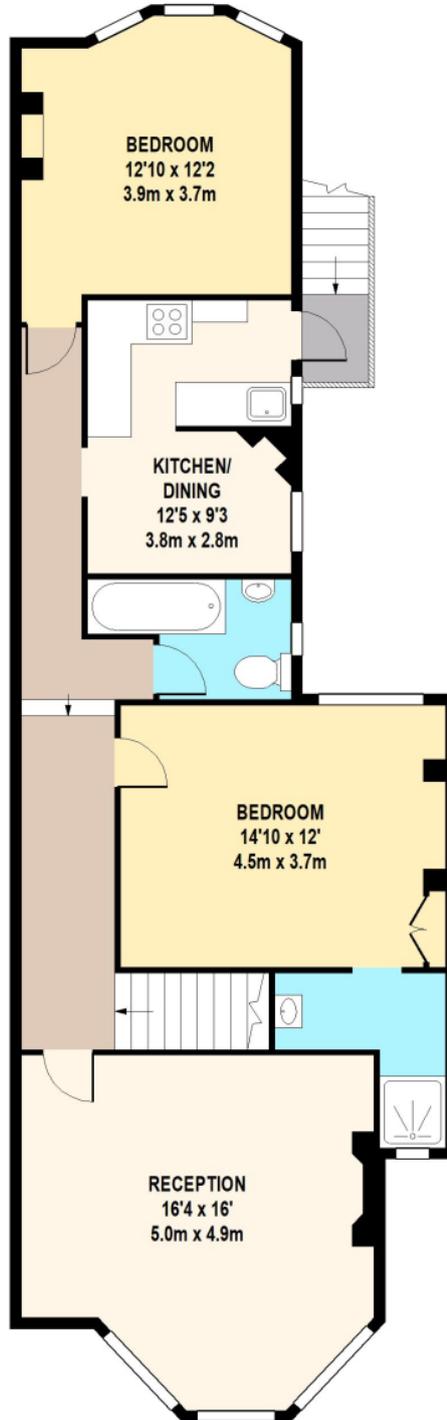
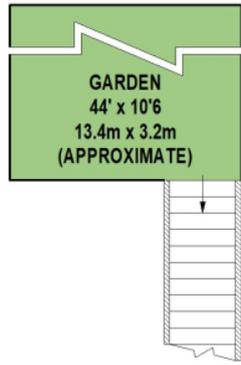
Marlborough Road, Bowes Park, London, N22 8NN

£615,000 | Share of Freehold

HOBARTS - LONDON (North)  
3 Crescent Road, Alexandra Park, London N22 7RP  
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0208 348 3333



- First Floor Edwardian Maisonette
- Close to Shops/Schools/ Transport
- Fitted Kitchen/Dining Room
- Two Modern Bath/Shower Rooms/WC's
- 20/25 Mins City/West End
- 24 Hours Bus Service to Central London
- 16' x 16' Front Lounge/Reception Room
- Direct Access to Own Rear garden
- Close to National Rail/Tube Stations
- Period Features & Characteristics
- Own Side Entrance
- Loft Space Potential



GROUND FLOOR

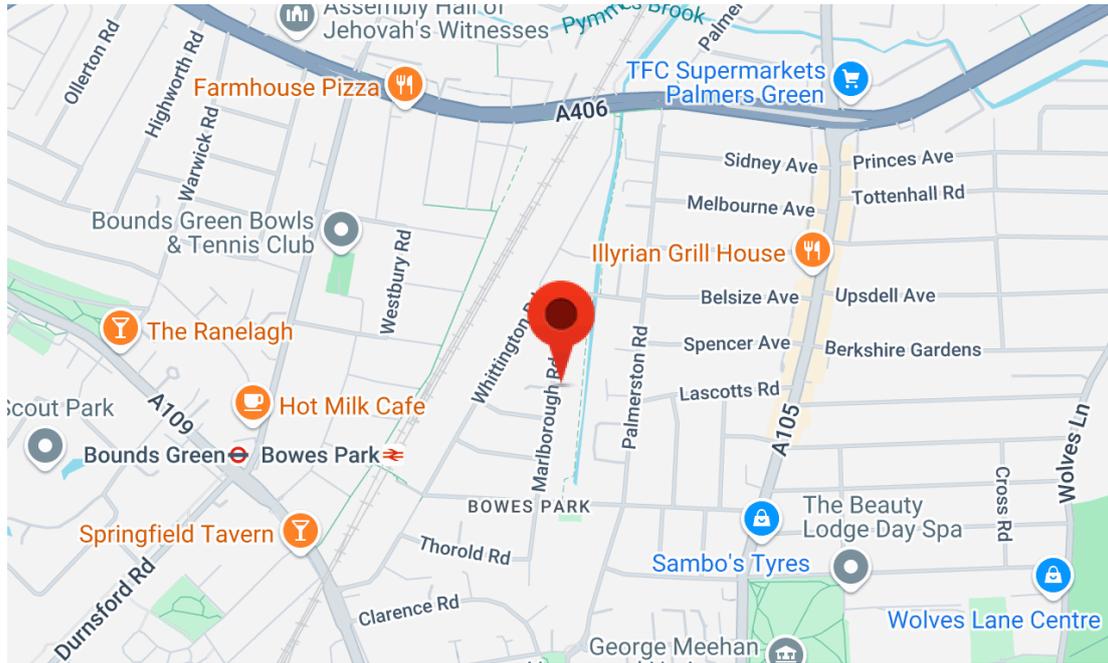
1ST FLOOR

MARLBROUGH ROAD  
TOTAL APPROX. FLOOR AREA 957 SQ.FT. (89 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Address: Marlborough Road, Bowes Park, N22

**Tenure:**  
Share of Freehold

**Ground Rent:**

**Service Charges:**

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

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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.