



**MODERN MID-TERRACED TWO-DOUBLE BEDROOM HOUSE.** The bright and spacious accommodation has been recently refurbished and comprises its own front garden, a door leading to a full-length entrance hallway with guest cloakroom and additional door to the rear garden, 24' open-plan fitted kitchen/living area with door to the rear garden. On the first floor level, there are two good-sized bedrooms, fitted wardrobes, and a contemporary styled bath/shower room/WC. There is a low-maintenance courtyard-style garden to the rear. The property is ideally located for all amenities, including Bowes Rark National Rail (20/25 Mins City/West End), good schools, and local shops are close by. There is also a 24-hour night bus service to central London. **\*\* OFFERED CHAIN FREE \*\***

Marlborough Road, London, N22 8NL

£619,950 | Freehold

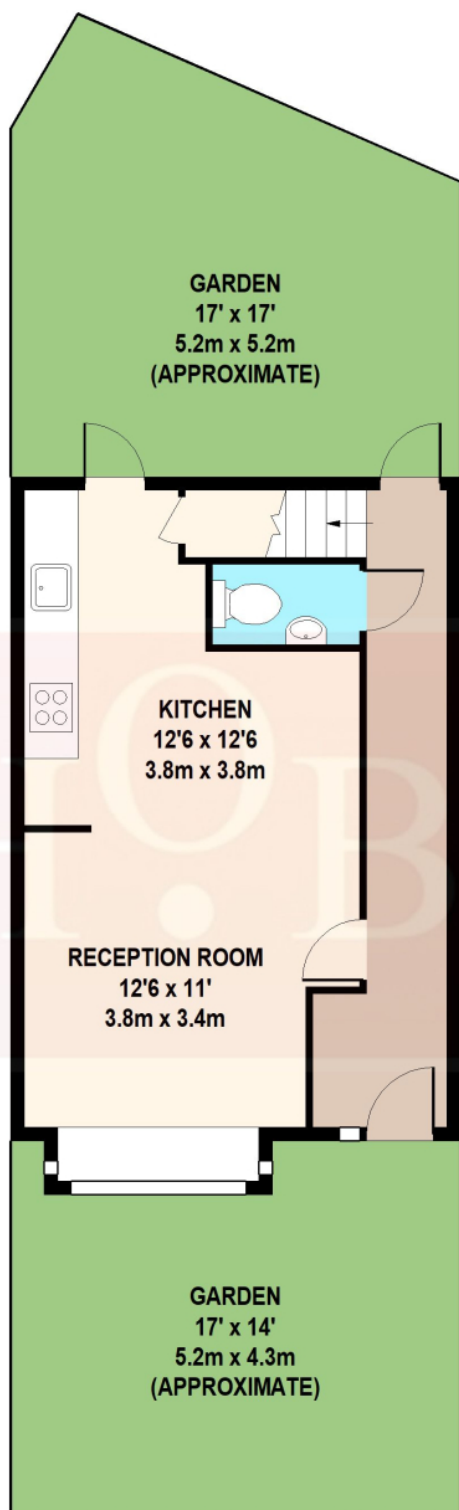
HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
Alexandra Park  
LONDON N22 7RS

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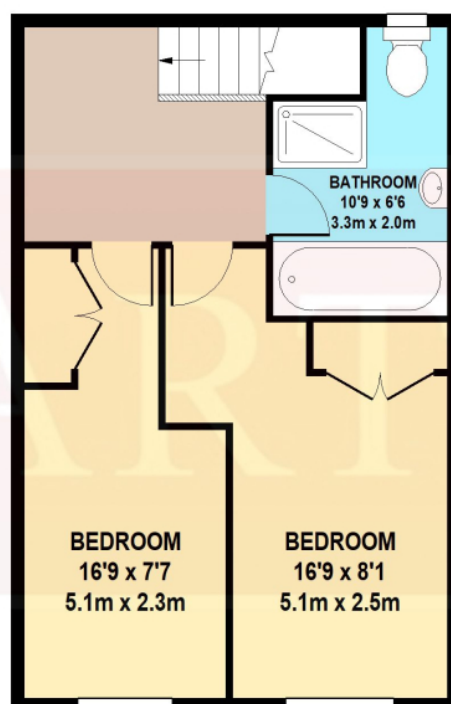




- Two-Double Bedrooms
- Courtyard Rear Garden
- Fitted Wardrobes
- 24' Open-Plan Kitchen/Living Area
- Guest Cloaks/WC
- Off-Street Parking
- Secure Double-Glazing
- Dual Garden Access
- 20/25 Mins City/West End



GROUND FLOOR

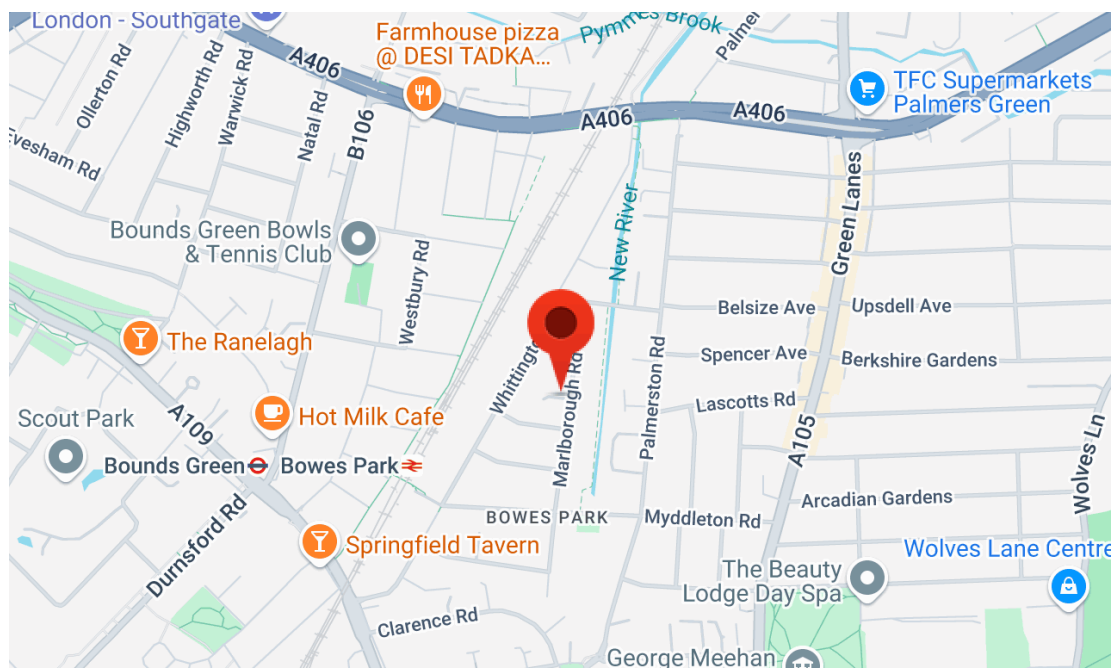


FIRST FLOOR

NATALIE MEWS  
TOTAL APPROX. FLOOR AREA 783 SQ.FT. (73 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	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	94
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	
81	
EU Directive 2002/91/EC	
England, Scotland & Wales	

Address: Marlborough Road, N22

**Tenure:**  
Freehold

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

8 CRESCENT ROAD, Alexandra  
Park, LONDON N22 7RS

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rightmove

PrimeLocation.com

homes24.co.uk

Zoopa.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.