



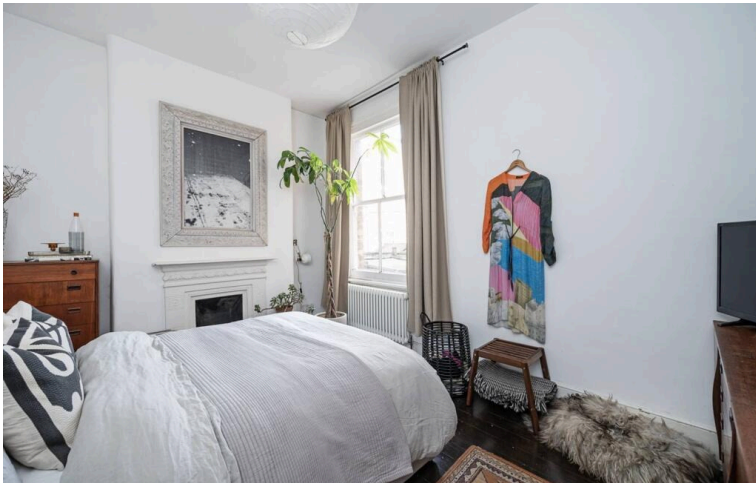
**** CHAIN FREE BUYERS ONLY **** BRIGHT AND SPACIOUS TWO BEDROOM GROUND FLOOR EDWARDIAN PERIOD MAISONETTE WITH OWN REAR GARDEN. The accommodation comprises of front garden, own front door to side, 'L' shaped entrance hallway, frontal lounge/reception room, second smaller bedroom, main bedroom, hallway that continues to the rear where there is a spacious fitted kitchen/diner, door to storage/Utility room, door to a white stylish bath/shower room/WC. Door from the hallway to an attractive rear garden. Ideally located for all amenities, including Bowes Park National Rail & Bounds green Tube stations (20/25 Mins City/West End). Good schools, extensive local shopping, and a night bus service to Central London are within easy walking distance. **** VIEWING FROM 9TH MAY ONWARDS ****

Marlborough Road, Bowes Park, London, N22 8NN

£550,000 | Leasehold

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

sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



- Ground Floor Maisonette
- Storage/Utility Area
- Own Entrance Door
- Fitted Kitchen/Diner
- Chain Free
- Close To Bowes Park Rail/Bounds Green Tube
- Own Rear Garden
- Two Bedrooms
- Period Features & Characteristics
- Tree-Lined Road
- Close to All Amenities
- 20/25 Mins City/West End

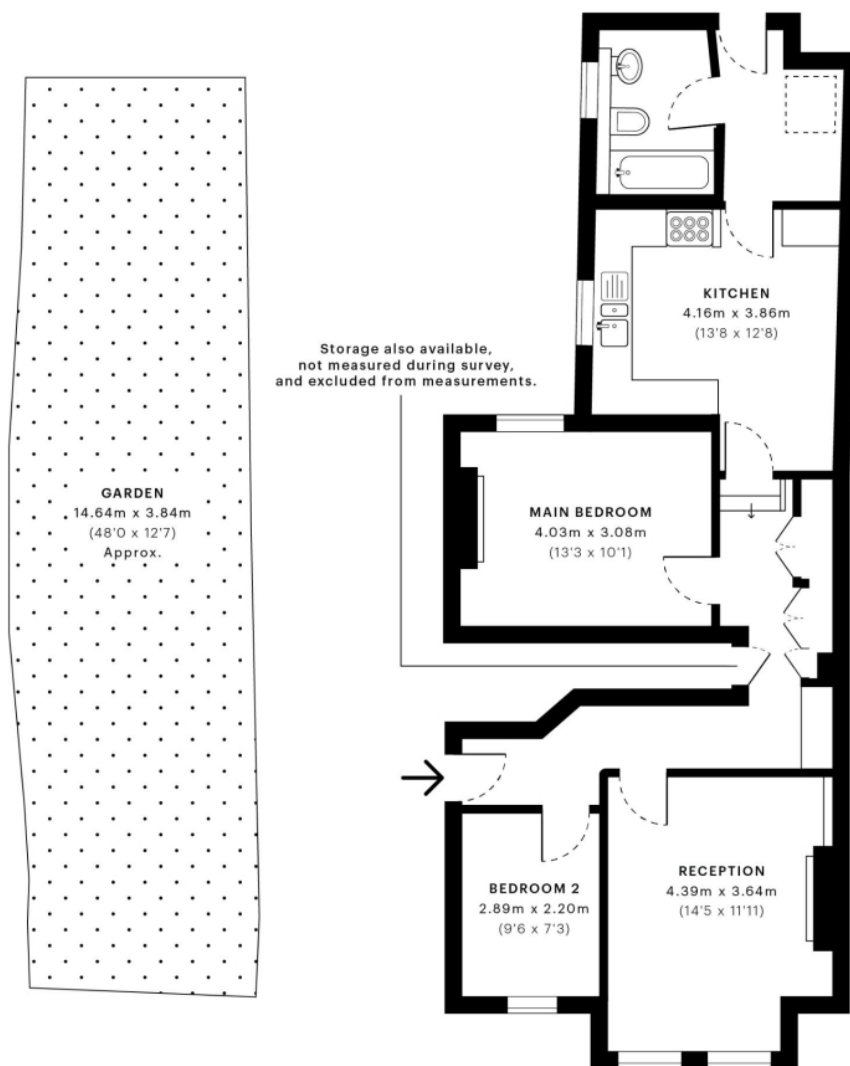
Marlborough Road, N22

CAPTURE DATE 12/08/2021 LASER SCAN POINTS 4,530,961

GROSS INTERNAL AREA

73.35 sqm / 789.53 sqft

N ←



— Ground Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
73.35 sqm / 789.53 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
68.83 sqm / 740.88 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft



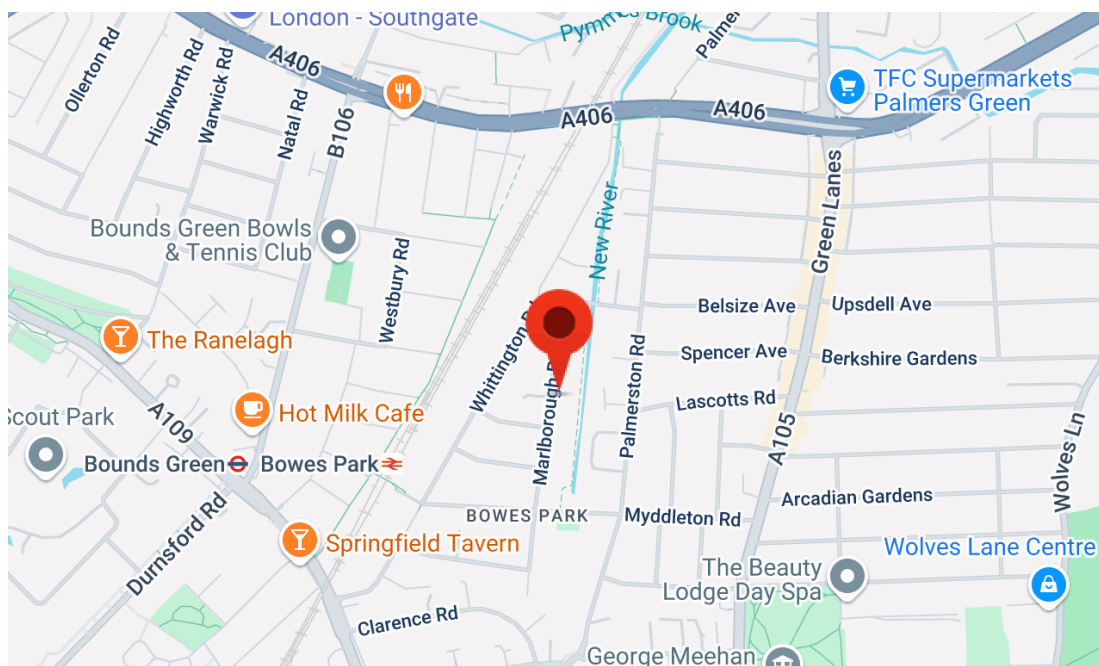
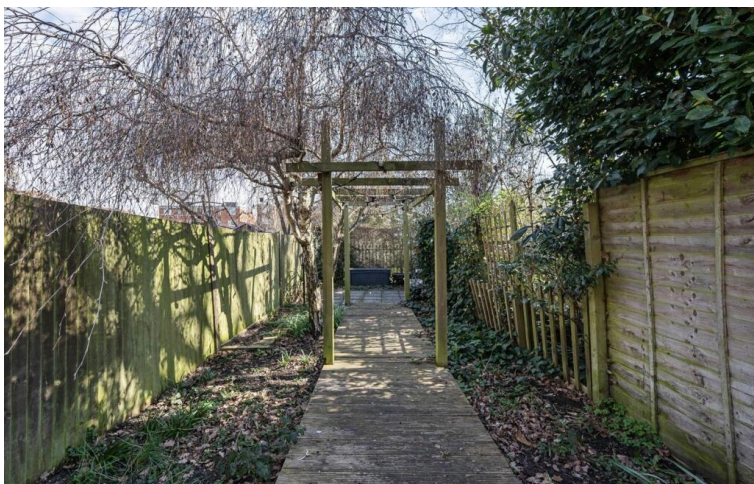
RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
1.20 sqm / 12.92 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 72.97 sqm / 785.44 sqft
IPMS 3C RESIDENTIAL 69.28 sqm / 745.72 sqft

SPEC ID 611243dd31a4b90dc2a72b06



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(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, London, N22

Tenure:
Leasehold

Ground Rent:
TBC

Service Charges:
TBC

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:

8 CRESCENT ROAD, Alexandra
Park, LONDON N22 7RS

sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk

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.