



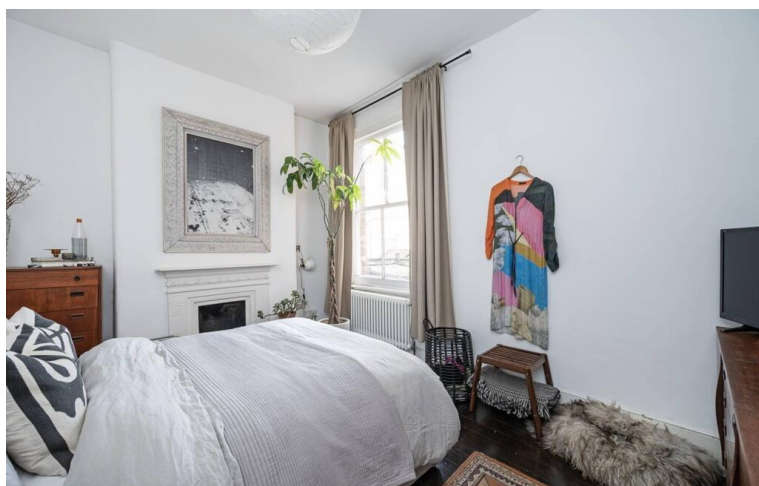
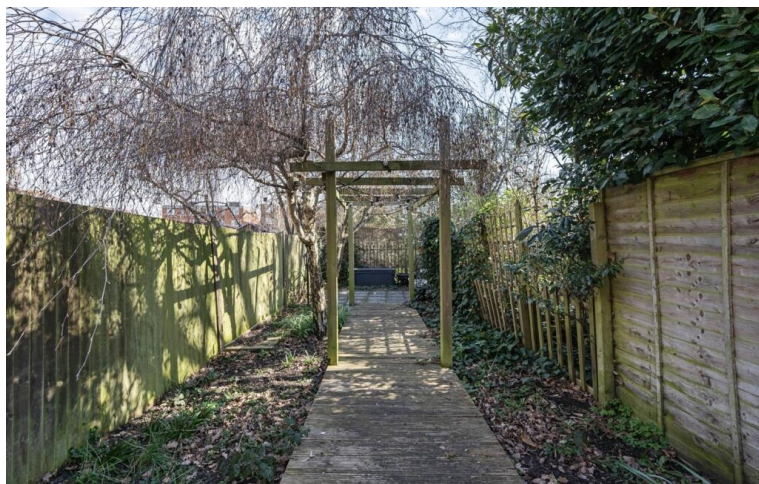
TWO-BEDROOM GROUND FLOOR EDWARDIAN MAISONETTE WITH OWN PRIVATE ENTRANCE AND DIRECT ACCESS TO ITS OWN REAR GARDEN. The accommodation comprises own entrance, internal 'L' shaped hallway, front lounge/reception room, two bedrooms, large fitted kitchen/diner to the rear, lobby, bath/shower room and a door from the lobby area leading out to the garden. Ideally located in a popular tree-lined road close to all amenities including Bowes Park National Rail & Wood Green/Bounds Green Tube Stations (20/25 Mins City/West End)... **** CHAIN FREE ****

Marlborough Road, Bowes Park, London, N22 8NN

Reduced to sell £525,000 | 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

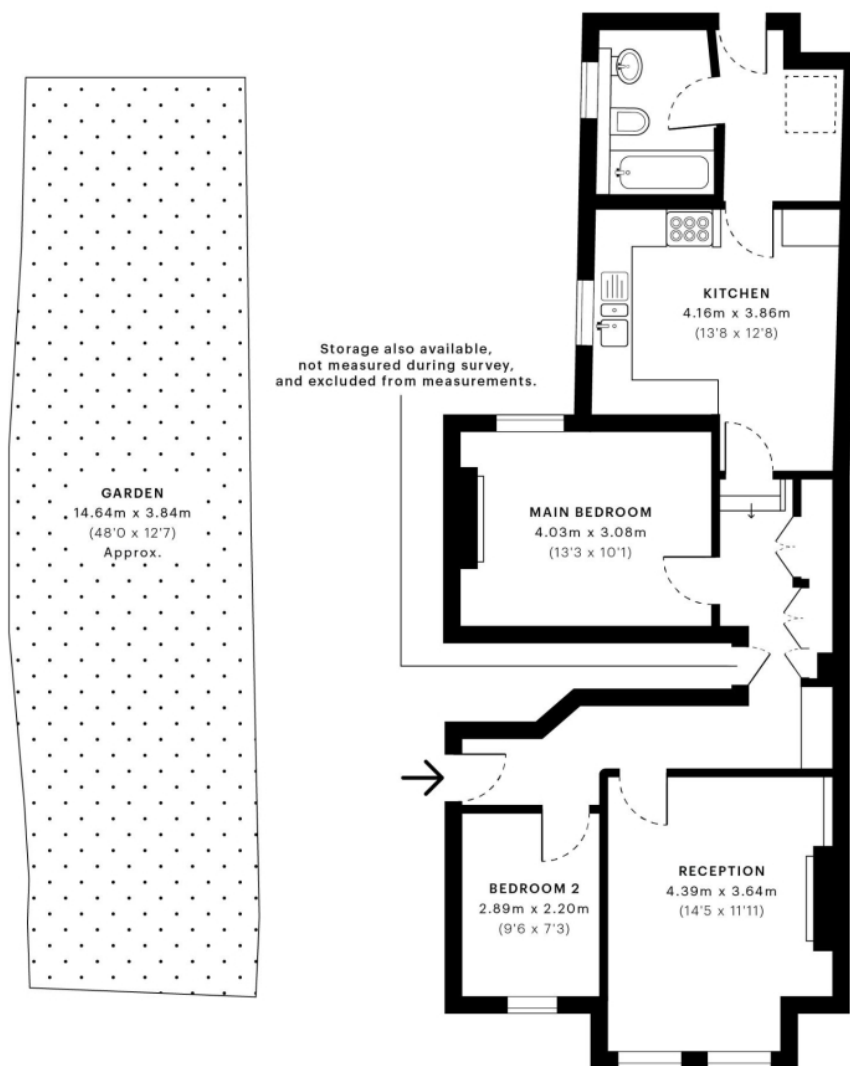
Marlborough Road, N22

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



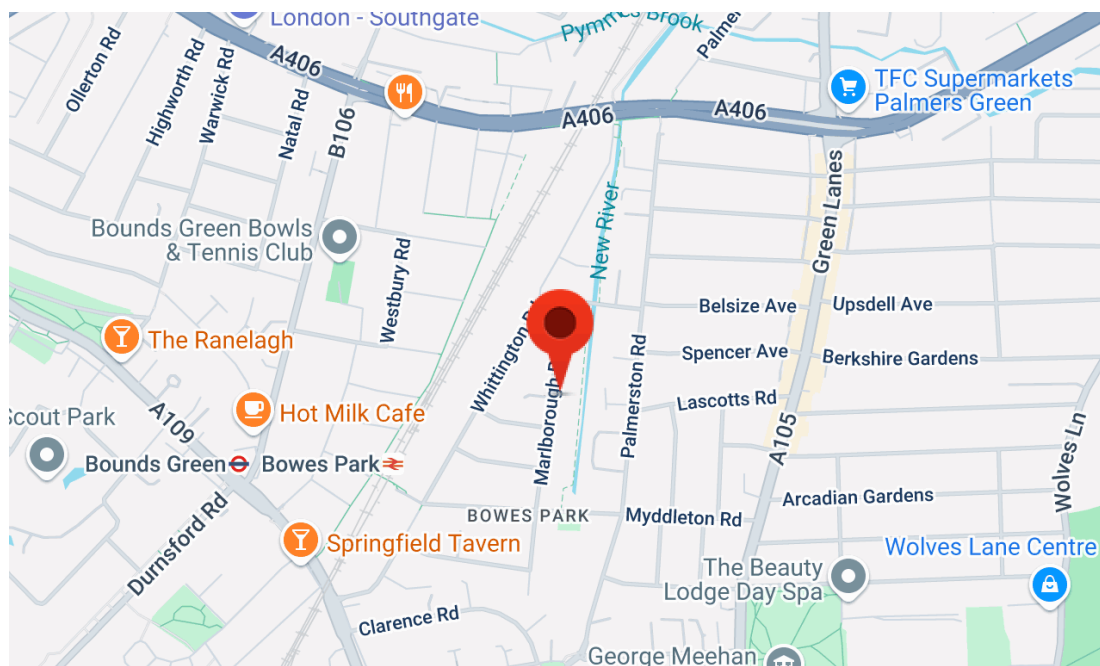
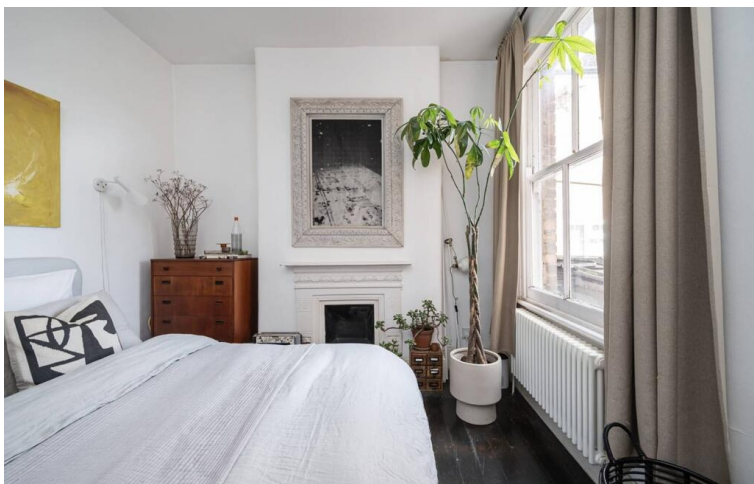
RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
1.20 sqm / 12.92 sqft



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

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.