

# Your local property experts

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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent Google reviews 2006 to 2016



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**Marlborough Road, London N22**

**£475,000** FOR SALE

Flat - Garden

2 1 1



# Marlborough Road, London N22

£475,000

## Description

CHAIN FREE. A bright and spacious two bedroom converted flat, located on Marlborough Road, Wood Green, N22. The flat offers a generous 825 square feet of living space, and comprises; a large reception room, a separate newly fitted kitchen-diner, a double bedroom, a single bedroom, and a modern bathroom. Additional benefits included plenty of internal storage space and a LARGE PRIVATE GARDEN.

Marlborough Road is conveniently located within close proximity to transport links, notably Bowes Park train and Bounds green tube. The local amenities of Palmer's Green, Wood Green and Bounds Green are within easy reach, and other local hotspots such as Alexandra Palace and Muswell are nearby.

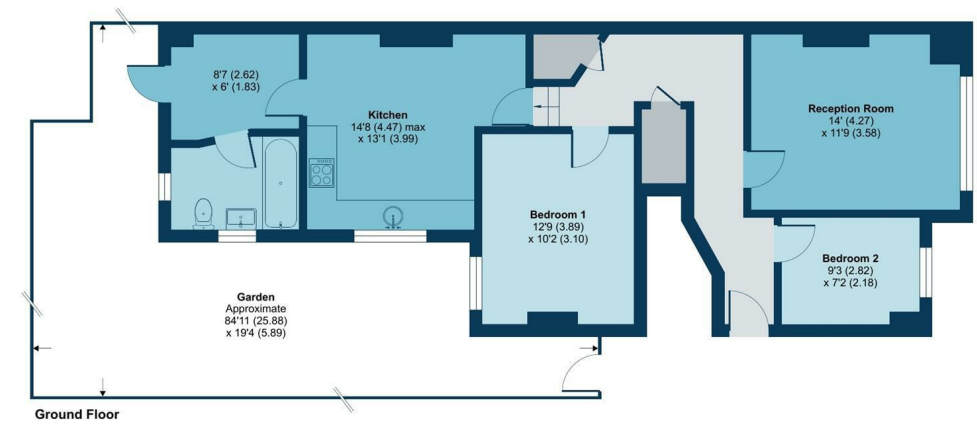
## Key Features

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	C

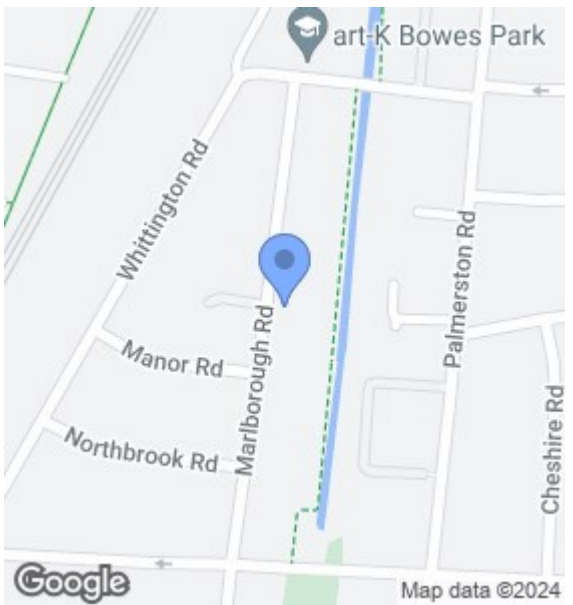
## Floorplan

### Marlborough Road, London, N22

Approximate Area = 825 sq ft / 76.6 sq m  
For identification only - Not to scale



**Certified Property Measurer** RICS  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vivcheom 2023. Produced for Philip Alexander Estate Agents. REF: 994874



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.