

Your local property experts

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Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

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



PhilipAlexander Estate Agents
52 High Street, Hornsey
London N8 7NX

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020 8342 9444
www.philipalexander.net

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Marlborough Road, London N22

£475,000 FOR SALE

Flat - Garden

2 1 1



Marlborough Road, London N22

£475,000

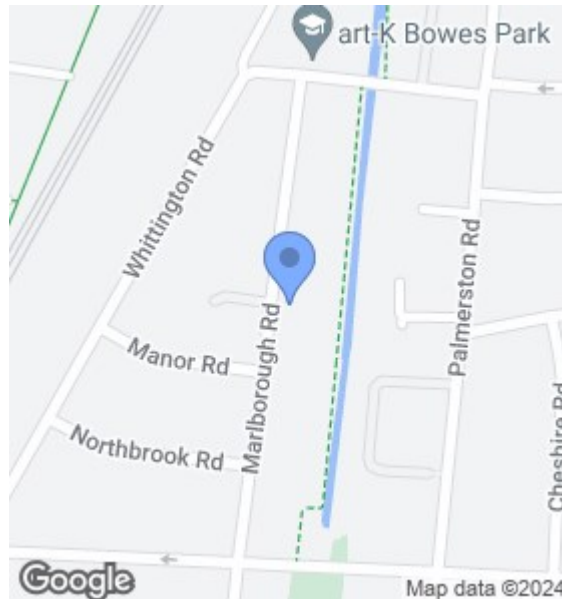
Description

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

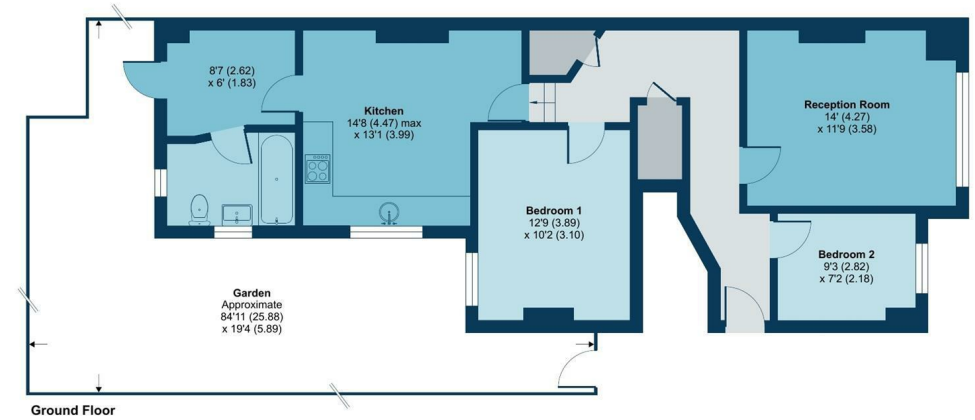
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	C



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			
England & Wales	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.