



ABSOLUTE
PROPERTY

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**96a Marquis Road, London
NW1 9UB**

£3,100

Absolute Property are delighted to offer this very well presented three bedroom maisonette situated in a popular tree lined road in NW1. Within easy reach of Kings Cross and Camden Town's multiple facilities this charming home which is tastefully decorated throughout also boasts a modern kitchen open plan to a bright and spacious lounge, modern bathroom with roll top bath and separate shower cubicle, gas central heating, natural wood flooring, built in under stair storage and balcony with direct access to a private rear garden. Available Mid November . Call now for further information or to arrange a viewing.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Score	Current	Future	Score
20-25 kWh/m ² (A)			100-120 g/kWh (A)		
25-30 kWh/m ² (B)			120-140 g/kWh (B)		
30-35 kWh/m ² (C)			140-160 g/kWh (C)		
35-40 kWh/m ² (D)			160-180 g/kWh (D)		
40-45 kWh/m ² (E)			180-200 g/kWh (E)		
45-50 kWh/m ² (F)			200-220 g/kWh (F)		
50-55 kWh/m ² (G)			220-240 g/kWh (G)		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		