



**Marlborough Yard, London, N19**

**£1,275,000      Share of Freehold**



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Reception/dining room



Reception/dining room



Reception/dining room

**Litchfields are pleased to offer a very stylish 3 bed mews house set in a peaceful, gated, cobbled mews. This charming house, converted from Victorian workshops, offers versatile living and entertaining space over 3 floors. Very well presented throughout the house features a very spacious, open plan living-dining and kitchen area on the first floor with solid maple flooring and access to a balcony. There is also a separate study on this level. The three double bedrooms (master with en-suite bathroom) are arranged on the ground floor along with a family bathroom and the top floor provides a lovely conservatory opening on to a spacious decked roof terrace, perfect for Summer parties. Further benefits include, ample built-in storage, newly replaced (2019) double glazed wood framed windows and allocated parking. The front exterior of the house was repainted and new rainwater guttering was fitted in 2020. This quiet and secluded mews is a stone's throw from local shops, amenities and green spaces and is within easy walking distance of Archway underground station (zone 2) and Upper Holloway over ground station.**



Kitchen



Stairs to upper conservatory

**Mews house converted from Victorian workshops**  
**Very secluded gated, cobbled Mews**  
**Spacious open plan living, dining and kitchen space**  
**3 double bedrooms, master with en-suite bathroom**  
**Study**  
**Separate family bathroom**  
**Rooftop conservatory and terrace**  
**Ample built-in storage**  
**Recently replaced double glazed wood frame windows (2019)**  
**Exterior repainted 2020**  
**Very close to local shopping, underground & overground and green spaces**  
**Share of Freehold**



Study



Master Bedroom



En-suite bathroom



Bedroom 2



Bedroom 3



Hallway



Family Bathroom



Conservatory

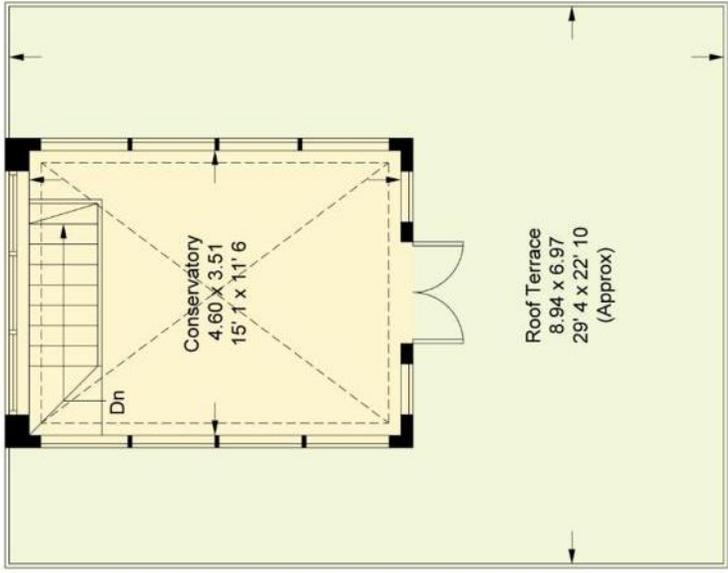


Roof Terrace

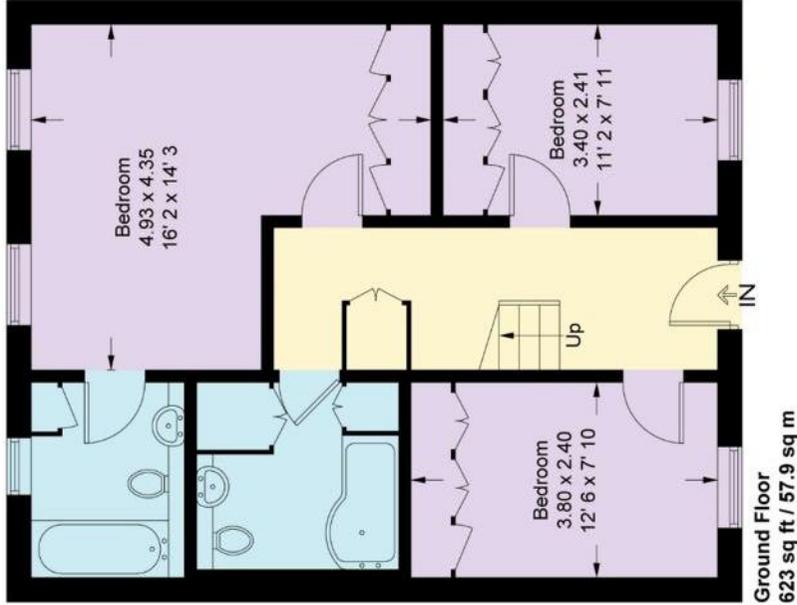
# Marlborough Yard



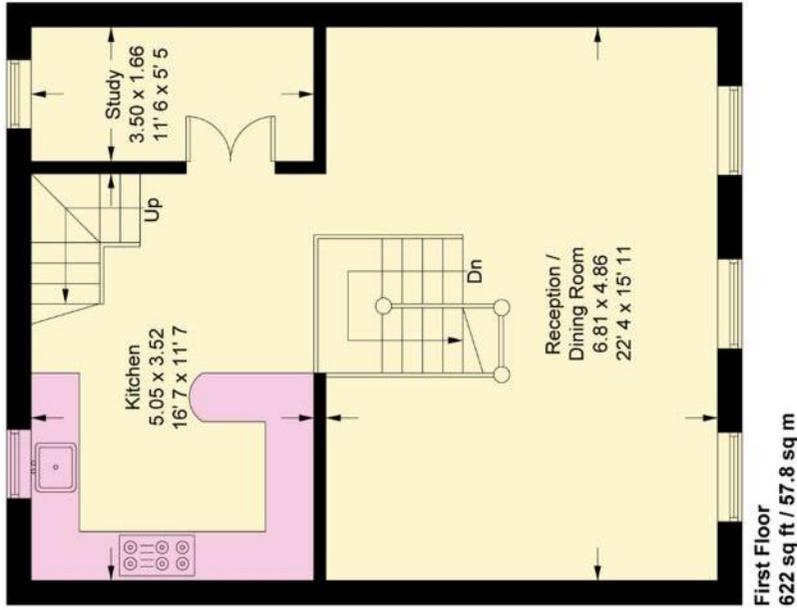
Approximate Gross Internal Area = 1418 sq ft / 131.8 sq m



**Second Floor**  
173 sq ft / 16.1 sq m



**Ground Floor**  
623 sq ft / 57.9 sq m



**First Floor**  
622 sq ft / 57.8 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.