



Marlborough Road, N19 4NJ

£700,000  
Leasehold



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This spacious maisonette offers 843 square feet of living space and comprises 2 double bedrooms, 2 bathrooms (one ensuite) and a large, dual-aspect kitchen / reception with direct access to a private, south-east facing roof terrace. With large windows and high ceilings, the flat also benefits from an abundance of natural light.

Marlborough Road offers convenient access to good transport links, including the Archway Underground Station (Northern Line, Zone 2) and Upper Holloway Overground Station. The flat is also close to Whittington Park and within walking distance of a wealth of shops, bars, cafes, restaurants and amenities on Holloway Road and the surrounding area.

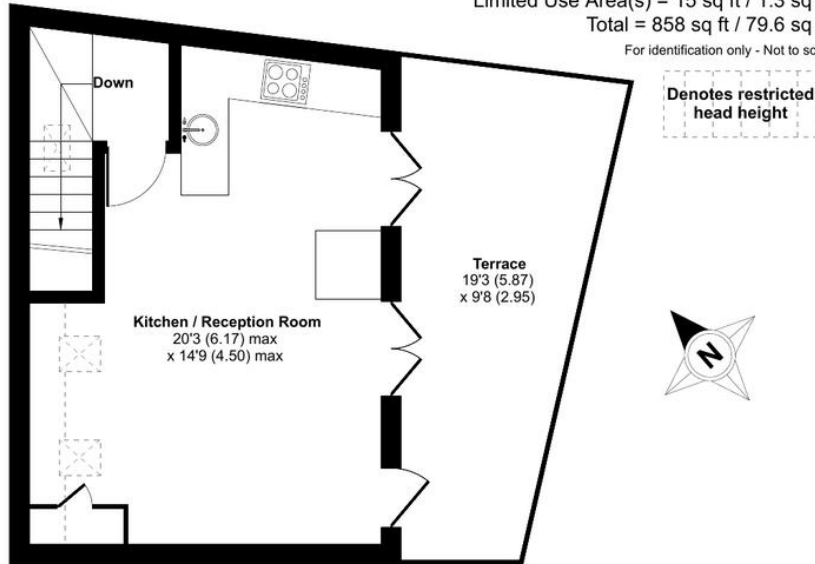
- 843 sqft / 78.3 sqm
- 2 bedrooms
- 2 bathrooms
- Roof terrace
- Arranged over 2 floors
- Open-plan kitchen/reception
- Leasehold
- Good transport links



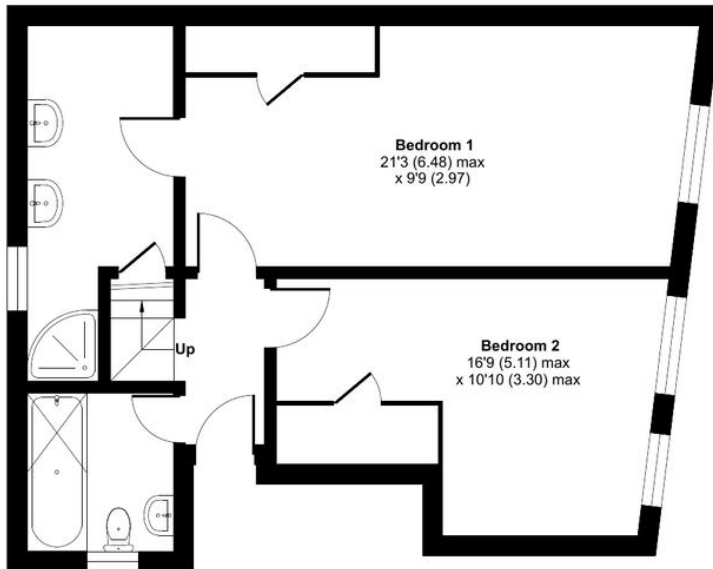


# Marlborough Road, London, N19

Approximate Area = 843 sq ft / 78.3 sq m  
 Limited Use Area(s) = 15 sq ft / 1.3 sq m  
 Total = 858 sq ft / 79.6 sq m  
 For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for David Andrew. REF: 1149423



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77
55-68	<b>D</b>	61	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Agent's Note:

Whilst care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

