



Marlborough Road, London

£450,000 Leasehold



This delightful Victorian conversion flat features 478 square feet of living space, complemented by a lovely private garden to the rear. It includes a large double bedroom with period features, family bathroom, and a contemporary kitchen / open plan reception room with direct access to the garden.

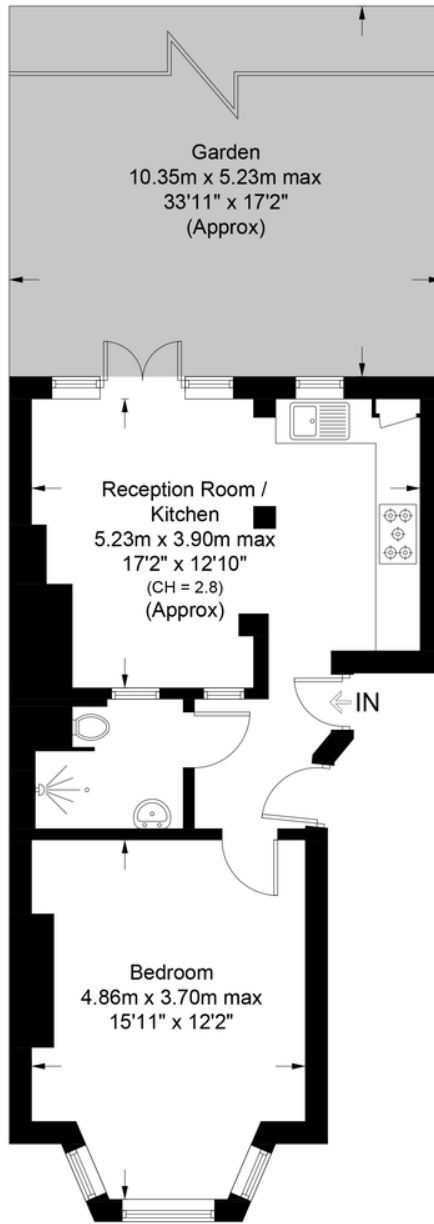
Marlborough Road is a sort-after residential street, ideally situated a brief stroll from Archway Underground Station (Northern Line), Upper Holloway Overground Station, and the green spaces of Whittington Park, Waterlow Park and Parliament Hill. Additionally, the area offers an

- 478 sqft / 44.4sqm
- Private garden
- Large reception room
- Spacious double bedroom
- Period conversion
- Good transport links
- Chain free
- Long lease (150 Years)



Marlborough Road, N19

Approximate Gross Internal Area = 478 sq ft / 44.4 sq m



Ground Floor



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1123914)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		69	76

Agent's Note:

Whilst Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

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