



Marquis Road, N4 3AP

Guide Price £550,000  
Share of Freehold





# Marquis Road N4 3AP

This charming property located on Marquis Road, N4 offers a comfortable and convenient living space. Situated in a desirable neighbourhood, this home boasts a prime location with easy access to local amenities, transportation links, and nearby green spaces.

The property features an attractive Victorian frontage, a well-designed layout, providing ample space for both relaxation and entertainment. The interior showcases a modern and stylish design, with tasteful finishes and attention to detail throughout. The living areas are bright and inviting, creating a warm and welcoming atmosphere.

The property comprises of two bedrooms, offering comfortable and versatile accommodation. The bedrooms are well-proportioned and provide a peaceful retreat. Additionally, there's a white three-piece bathroom suite in a central location, ensuring convenience for all occupants.

The kitchen benefits from a large window allowing enjoyable light, equipped with modern appliances and plenty of storage and counter space, making it a functional and practical area for culinary endeavours. The reception area adjacent to the kitchen provides a perfect setting for enjoying meals with family and friends.

Furthermore, the property benefits from a beautiful private roof terrace with a pleasant, green, and leafy outlook, a great space for growing plants or relaxing – the terrace enjoys sunshine for most of the day.

This charming, converted apartment offers an attractive opportunity for those seeking two bedrooms and a private outdoor space. It's quiet yet extremely convenient for transport and a wealth of local bars, restaurants and shopping amenities, this location also enjoys a wonderful selection of open green spaces in close proximity for the more active among us.

Share of freehold | 984-year unexpired lease term | Two well-proportioned bedrooms | Private roof terrace | Attractive period architecture | Arranged over the first floor | Light and airy | Beautifully presented | Peaceful location | Green and leafy outlook | Close to transport | A wealth of local bars and restaurants | 519 SQ FT / 48.2 SQ M





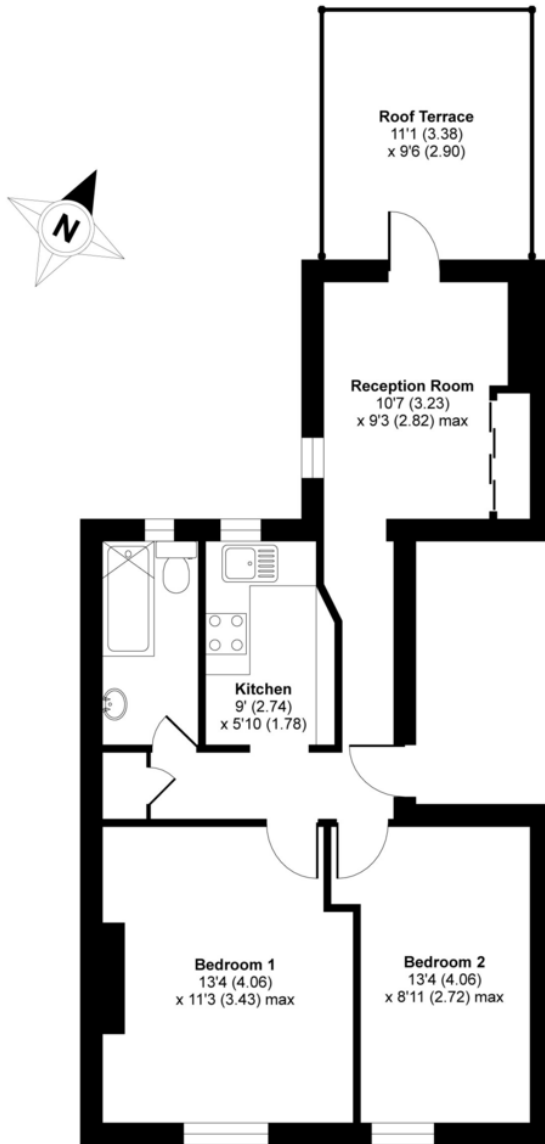


# Marquis Road, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 519 SQ FT 48.2 SQ METRES

# DAVID ANDREW

your most valuable asset



FIRST FLOOR

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

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