

MATTHEW JAMES

Residential Sales • Lettings • Management



Marlborough Road, Upper Holloway, N19 4NB

£2,200 Per Month

A bright and generous one bedroom garden flat, very conveniently located on a quiet, leafy side turning, within easy walking distance of Upper Holloway Overground Station and Archway Underground Station (Northern Line), along with numerous bus routes operating throughout the local area, all giving speedy access to the West End, City and beyond. There are a host of local amenities on offer in the area with a rich selection of independent shops, bars, cafes and restaurants as well as having Whittington Park on your doorstep. Features include a lounge, open plan kitchen, good sized double bedroom, bathroom and private patioed section of garden. Furnished. Available now.

Ground Floor Entrance

Accessed via a communal hallway

Hallway

Features include stripped wooden flooring, pendant light fitting and a large walk-in storage cupboard which houses a fridge/freezer and washing machine.

Lounge



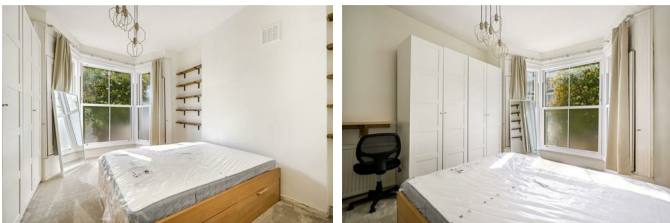
Features include stripped wooden flooring, double glazed window and sliding door to private section of the patioed rear garden, pendant light fittings, radiators and TV point. Opening To.....

Open Plan Kitchen



Comprising of wood effect base units with stainless steel fittings and white worksurfaces incorporating a one and a half bowl sink/drainers and swan-neck mixer tap, integrated dishwasher and fan assisted oven/grill with four ring ceramic hob. Other features include stripped wooden flooring, inset spotlights, tiled splashbacks and casement window overlooking the private section of garden to the rear of the building.

Double Bedroom



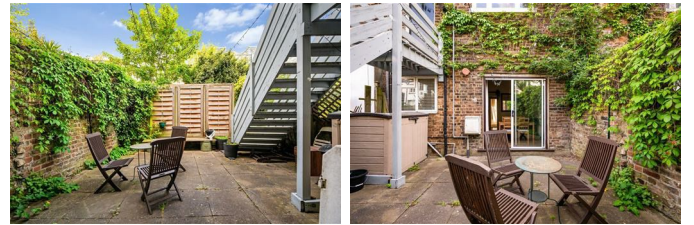
A generous, light double bedroom with a fitted carpet, double glazed casement bay windows, lots of wardrobe space, pendant light fitting, radiator, Telephone and media point.

Bathroom



A white suite with chrome fittings comprising of a panel enclosed bath, with wall mounted shower fitting, mixer taps and glass shower screen, low flush W.C, wall mounted wash basin, inset spotlights, part tiled walls, linoleum flooring, fitted mirror and radiator.

Garden



Accessed from the lounge, this private space is patioed and is west??? facing.

Exterior



Additional Information

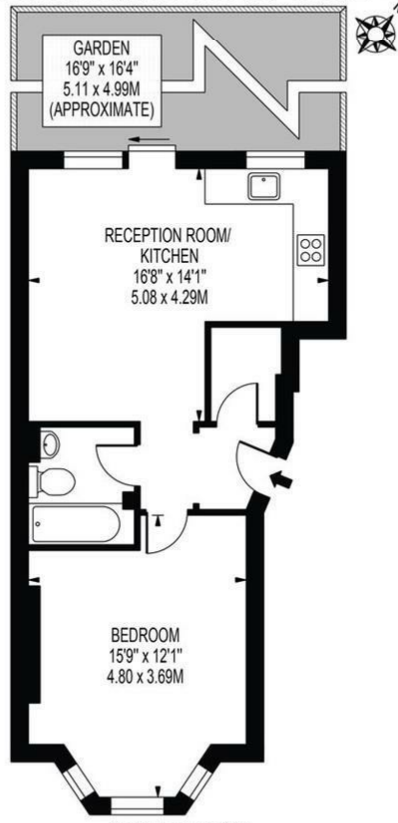
Holding Deposit Equivalent To One Weeks Rent - 1 x £507

Full Deposit Equivalent To Five Weeks Rent - 5 x £2,535

Islington Council Tax Band C

Floor Plan

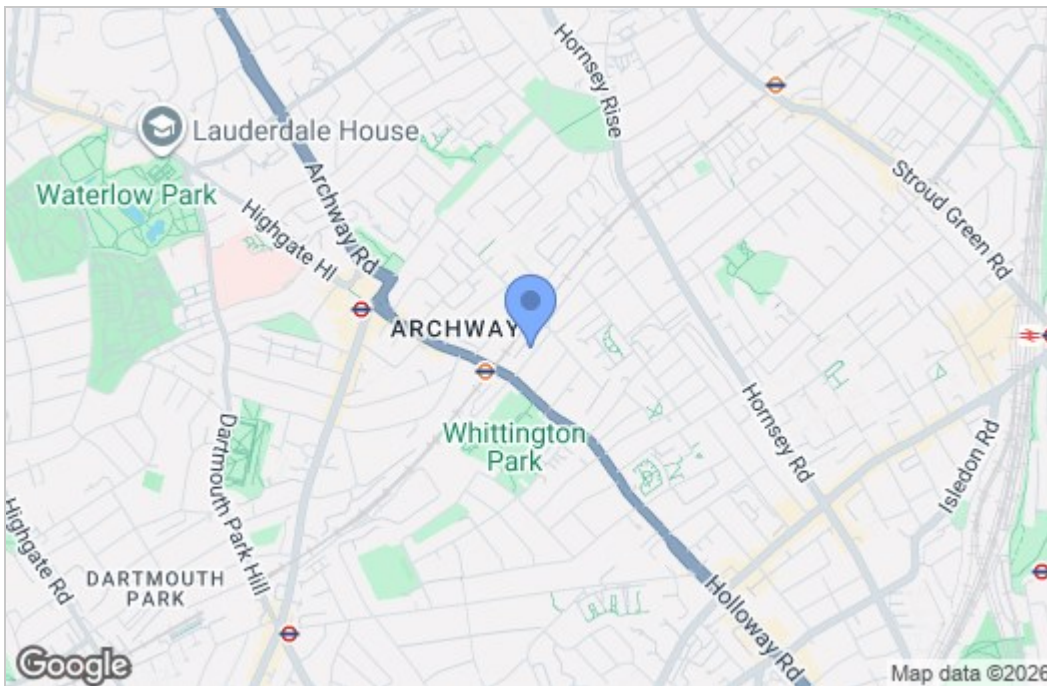
MARLBOROUGH ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 463 SQ FT - 43.00 SQ M



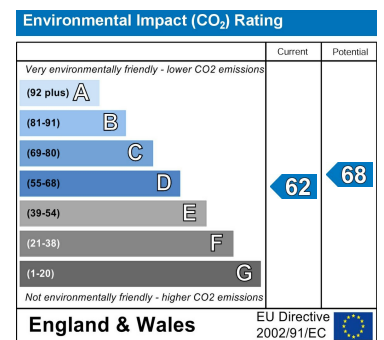
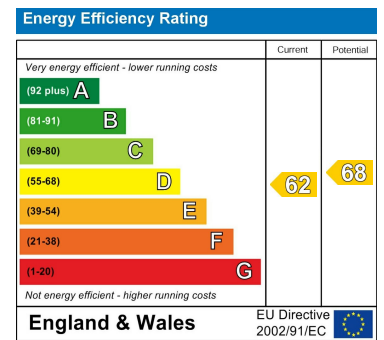
GROUND FLOOR
 FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Area Map



Energy Efficiency Graph



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