



# Blenheim Court

Marlborough Road, N19

Asking Price £575,000

A purpose-built maisonette arranged over the ground and first floors of a low-rise residential development with the sole use of a private rear southerly-facing garden. Please note the current layout is five bedrooms to house tenants, but it can easily be converted to a three/four bedroom property. It offers a family bathroom plus shower room and WC. Would suit an investor or someone looking to make a home. Being sold chain-free.

**CHESTERTONS**





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Marlborough Road, N19

- Chain-free
- Duplex maisonette
- Three - five bedrooms
- Private south-facing garden
- Bathroom plus WC and additional shower room
- Good location



The property is located in a peaceful residential development in Upper Holloway, conveniently located for excellent amenities and transport links. Archway is in close proximity which offers excellent shops and cafes. Waterlow Park is up the road towards Highgate.

**Tenure:** Leasehold with 85 years remaining

**Service Charge:** £2,424 per annum

**Ground Rent:** £10 per annum

**Local Authority:** Camden

**Council Tax Band:** D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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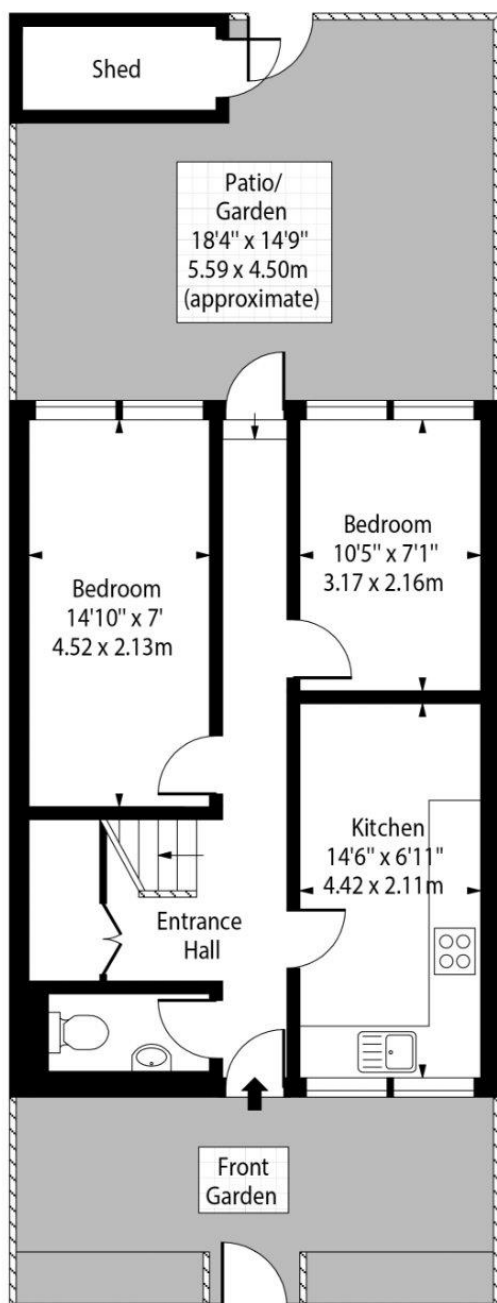
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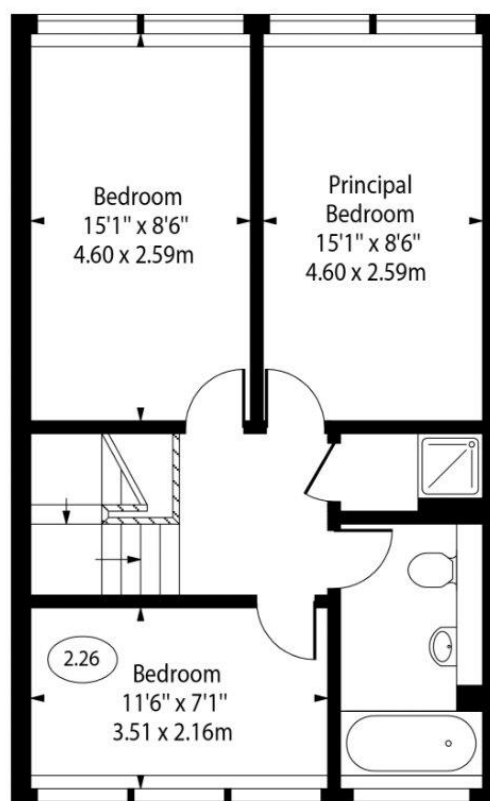


○ - Ceiling Height



Ground Floor

Gross Internal Area - 442 Sq Ft - 41.06 Sq M



First Floor

Gross Internal Area - 512 Sq Ft - 47.57 Sq M

**Approx Gross Internal Area**

**954 Sq Ft - 88.63 Sq M**

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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