



Marlborough Road

London, N19

Guide Price £1,500,000

A contemporary four-bedroom Victorian family home, combining period character with thoughtful modern updates, offering generous and versatile living space. On entering the property, a bright entrance hall with an internal Crittall-style window and door leads to a double reception room, where high ceilings, intricate cornicing and a feature fireplace showcase the home's character. To the rear, a contemporary kitchen/dining room provides generous storage and opens directly onto the southerly-facing landscaped garden. The upper floors have four double bedrooms. The principal suite features a walk-through dressing area with extensive fitted wardrobes and an en suite, while a second bedroom also benefits from an en suite. Two further double bedrooms are served by a modern family bathroom.

CHESTERTONS



Marlborough Road

London, N19

- Four bedrooms
- Private southerly-facing garden
- Period features
- Two reception rooms
- Spacious kitchen
- Very-well presented



Marlborough Road is a tree-lined residential road, located close to many local amenities and restaurants, and within half a mile of Archway tube, Upper Holloway station and the green open space of Whittington Park.

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Islington Council
Council Tax Band: F

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

70 C

83 B

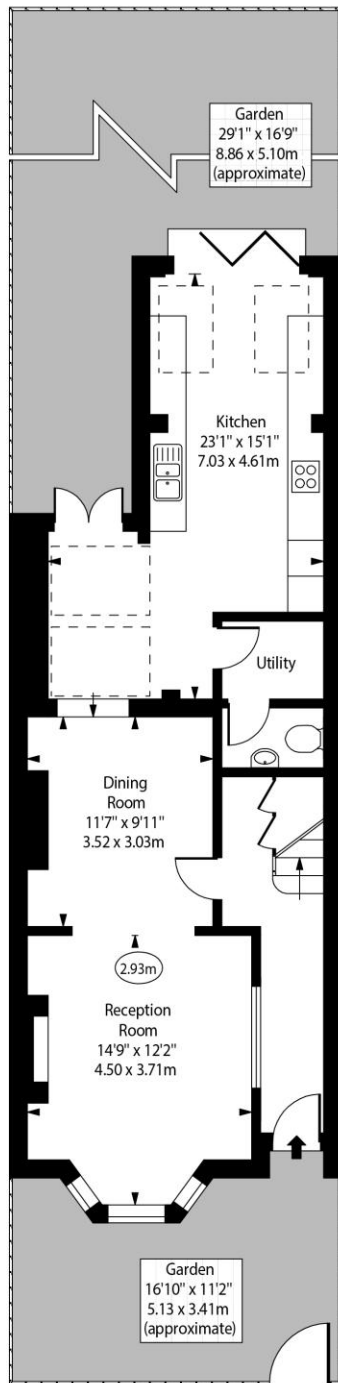
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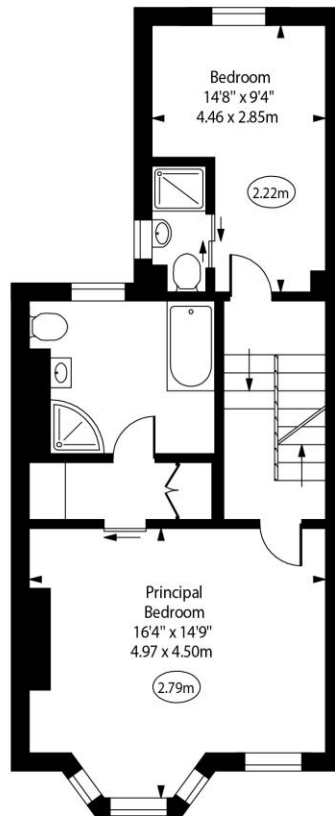


○ - Ceiling Height



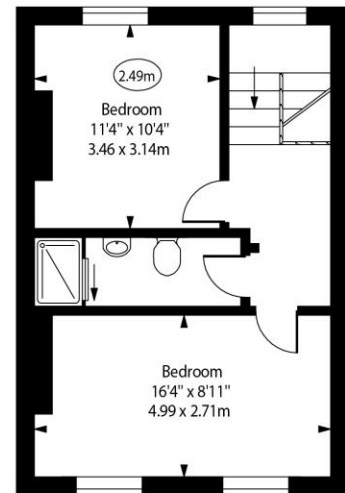
Ground Floor

Gross Internal Area - 690 Sq Ft - 64.10 Sq M



First Floor

Gross Internal Area - 560 Sq Ft - 52.02 Sq M



Second Floor

Gross Internal Area - 400 Sq Ft - 37.16 Sq M

Approx Gross Internal Area 1650 Sq Ft - 153.29 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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