



Marquis Road, N4 3AX

Asking Price Of £420,000
Leasehold



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Fantastic proportions in a great location. Arranged over the top floor of this attractive period block offering 726 SQ FT / 67.4 SQM of bright and airy accommodation throughout.

Comprising two large double bedrooms, original format bathroom and separate wc, spacious kitchen breakfast room with access to additional rear balcony and large storage cupboard. There's a generous reception with South facing balcony overlooking the popular Stroud Green Road. The solid construction and abundance of useful built in storage always prove very popular.

Positioned just off Stroud Green Road the accommodation is quiet and convenient, well placed for ease of access to Finsbury Park station (Victoria and Piccadilly lines). There's a growing selection of bars, coffee shops and fantastic eateries on your doorstep.

Internal viewing highly recommended to fully appreciate location and space on offer.

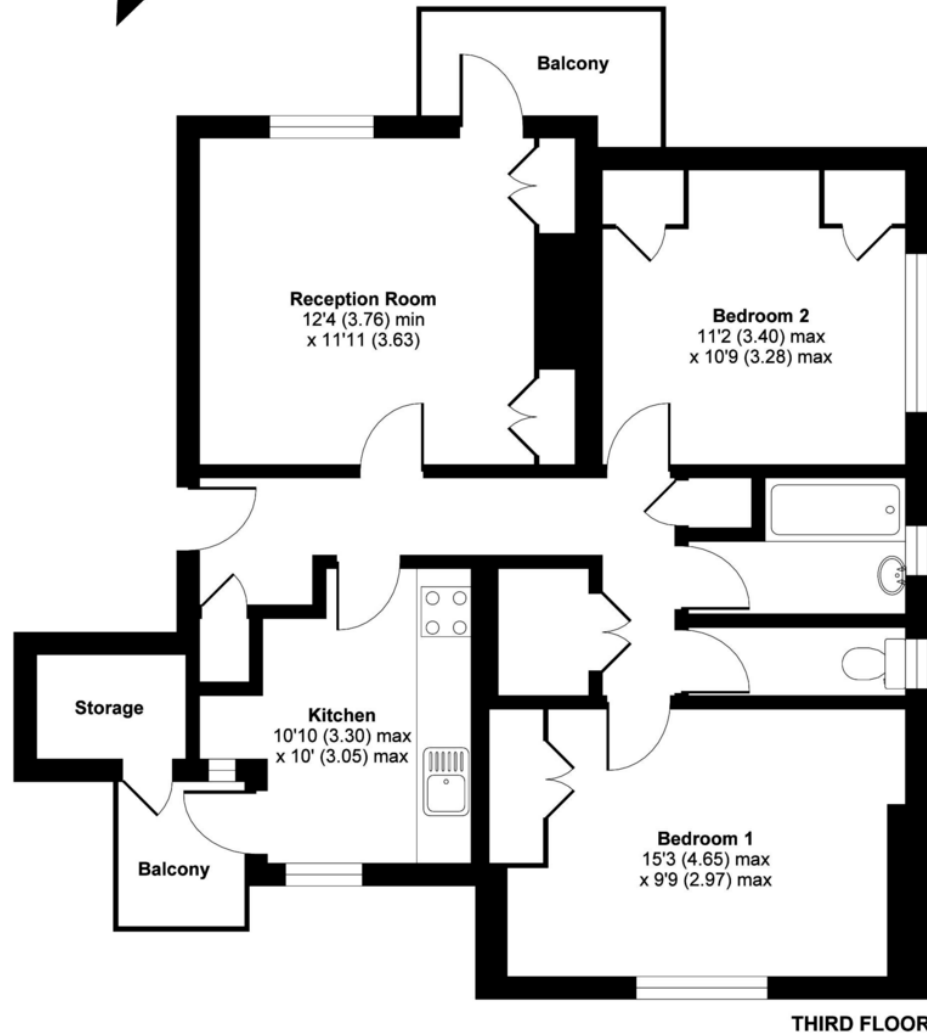
- Arranged over the top floor
- Two double bedrooms
- South facing balcony
- Solid design / construction
- Convenient / popular location
- Scope to improve
- Excellent built in storage
- 726 SQ FT 67.4 SQM





Marquis Road, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 726 SQ FT 67.4 SQ METRES (EXCLUDES STORAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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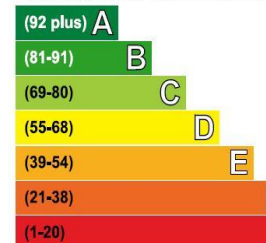
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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
49	78

Agent's Note:

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