



Marriott Road, N4 3QL

Guide Price £1,250,000
Freehold



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Wonderful opportunity to acquire this exceptional Victorian home, the property has been subject to a tasteful renovation, literally taken back to brick and joist and now offering a versatile and enjoyable space presented in move-in condition.

As you approach the property it immediately becomes clear that no expense has been spared, the inviting exterior with crisp white paintwork, attractive tiled pathway, and wrought iron railings set the tone which continues throughout this attractive property.

The ground floor front reception is presently in use as an exercise space, with a range of bespoke storage units, beautiful bay window and feature fireplace. The second reception is in use as a dining room, boasting French doors with shutters and a wood burning stove. At the rear, a contemporary kitchen/diner features underfloor heating with a range of minimalist wall and base units, wooden work surfaces and striking tiled splash back. A seating banquette forms part of a lovely breakfast space, and bi-fold doors lead to one of our favourite aspects, a beautiful, landscaped rear garden complete with koi carp pond and mature Magnolia and Lilac trees.

A solid oak staircase leads to the upper floors, on the half landing an impressive family size bathroom with underfloor heating, separate shower, Japanese soaking tub that all add to the spa-like experience. A range of bespoke cabinetry housing the boiler and washing machine adds a touch of practicality. Onwards and upwards, the house has four well-proportioned double bedrooms. The top floor rooms are presently in use as a study and a lounge. The lounge features a beautiful wood burning stove, and this light and airy space enjoys elevated views over a Victorian school house, treetops, and the London skyline.

Other advantages include principally double-glazed sash windows fitted with draft proofing and plantation shutters. Double thickness plasterboard on internal walls helps with temperature and noise control. There's a smart heating system allowing individual room-level temperature management. Replastered, rewired and replumbed in 2005, the main roof was replaced in 2014. The bathroom and kitchen were refitted in 2019. All the main rooms are fitted with ethernet connections linked to a patch bay in the cellar, which also provides additional storage space and a water pressure booster pump. The main rooms have floor and ceiling level lighting circuits, with LED lighting throughout.

Internal viewing is simply a must to fully appreciate the space and condition and there is still scope to consider a loft conversion or side return extension, subject to the necessary consents.

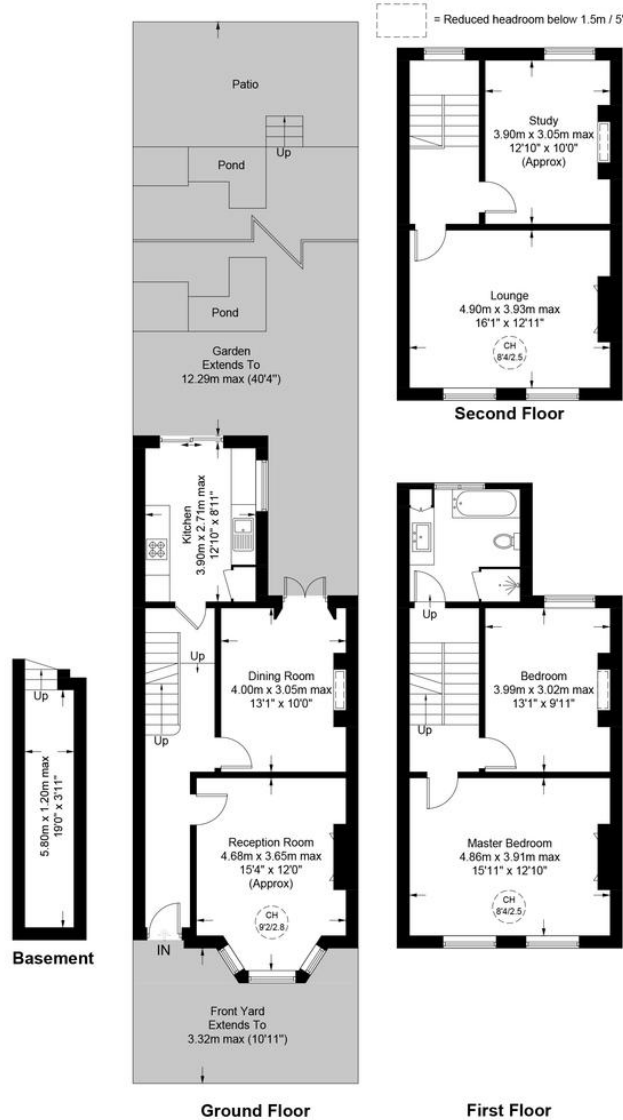






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Approximate Gross Internal Area = 1473 sq ft / 136.9 sq m
 (Excluding Reduced Headroom)
 Basement = 81 sq ft / 7.5 sq m
 Reduced Headroom = 10 sq ft / 0.9 sq m
 Total = 1564 sq ft / 145.3 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID832117)

DAVID ANDREW

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your most valuable asset

- Freehold Victorian House
- Uncomplicated, chain free sale
- Exceptional condition inside and out
- Double glazed sash windows
- Underfloor heating in kitchen and bathroom
- Landscaped garden with pond
- Scope for loft conversion and side extension
- Quiet and convenient location

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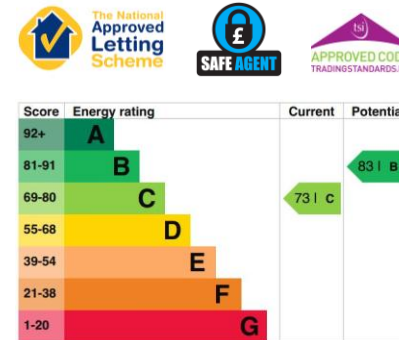
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Agent's Note:

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