



Marriott Road, N4 3QL

Guide Price £650,000  
Leasehold





# Marriott Road N4 3QL

Arranged over the ground floor within this attractive period property, a spacious two bedroom converted flat with private patio garden and a very large basement.

Presented to the market chain free and in immaculate condition, accommodation is accessed via a communal ground floor entrance and hallway shared between 3 flats. Internal features include a central hallway with storage cupboard ideal for extra storage. Beautiful pine floorboards flow seamlessly throughout the flat adding a real sense of cohesion. At the front perhaps one of our favourite aspects a spacious separate reception with dado rail and coving, there's also a bespoke storage unit to one alcove. A glorious bay window with shutters makes for a light and airy atmosphere providing hints of greenery from the tress along Marriott Road. Next door a contemporary crisp and clean three-piece bathroom, there's a panelled bath with fitted shower and folding screen, a low level wc, wash hand basin with vanity cupboard above, large, heated towel rail. Attractive slate flooring and metro brick tiled splash back add great contrast to the solid flooring in the hallway. Moving on to a separate kitchen with a range of shaker style wall and base units, chunky wooden work surfaces and again metro brick splash back. The boiler is neatly tucked away in the corner, there's space for a large fridge freezer, plumbing is in situ for washing machine and dish washer, there's also an integrated oven, gas hob and extractor fan. A breakfast bar provides additional prep space with room for bar stools below, a single white sink unit is cleverly positioned to allow a view over the garden. At the rear of the property two well proportioned double bedrooms, both rooms easily accommodate a double bed and room for wardrobes, sash windows overlook the side aspect adding to the feel of seclusion. Of great note off the hallway there's a door leading down to a very large basement almost doubling the square footage, a space that could be perhaps a gym, cinema room, photographic studio, or music room, it does need work but offers bags of potential. Finally accessed via the kitchen a private patio garden with wooden decked seating area a pleasant little sun trap to enjoy a breath of fresh air.

Marriott Road is a quiet location rapidly growing in popularity, much loved for its eclectic nature and community feel. Excellent transport links at Finsbury Park station (Piccadilly & Victoria, National Rail and Thameslink services), Crouch Hill Overground and a growing selection of local coffee shops, bars, and eateries can be found at both Stroud Green & Crouch End. The green and open spaces at Finsbury Park, the Parkland Walk and Wray Crescent are also close by. Don't forget to look at the new City North development adding a wonderful array of new commercial space including M & S Foodhall, Theatre and Picturehouse cinema.

- Chain free sale
- 106 years unexpired lease
- Quiet tree-lined road
- Beautifully presented
- Two double bedrooms
- Pretty kitchen and bathroom
- Very large basement
- Combined 1487 SQ FT / 138.2 SQ M







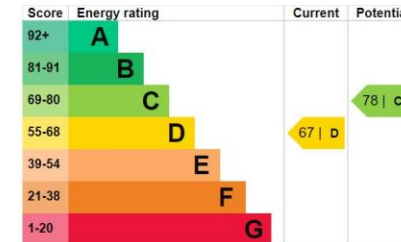
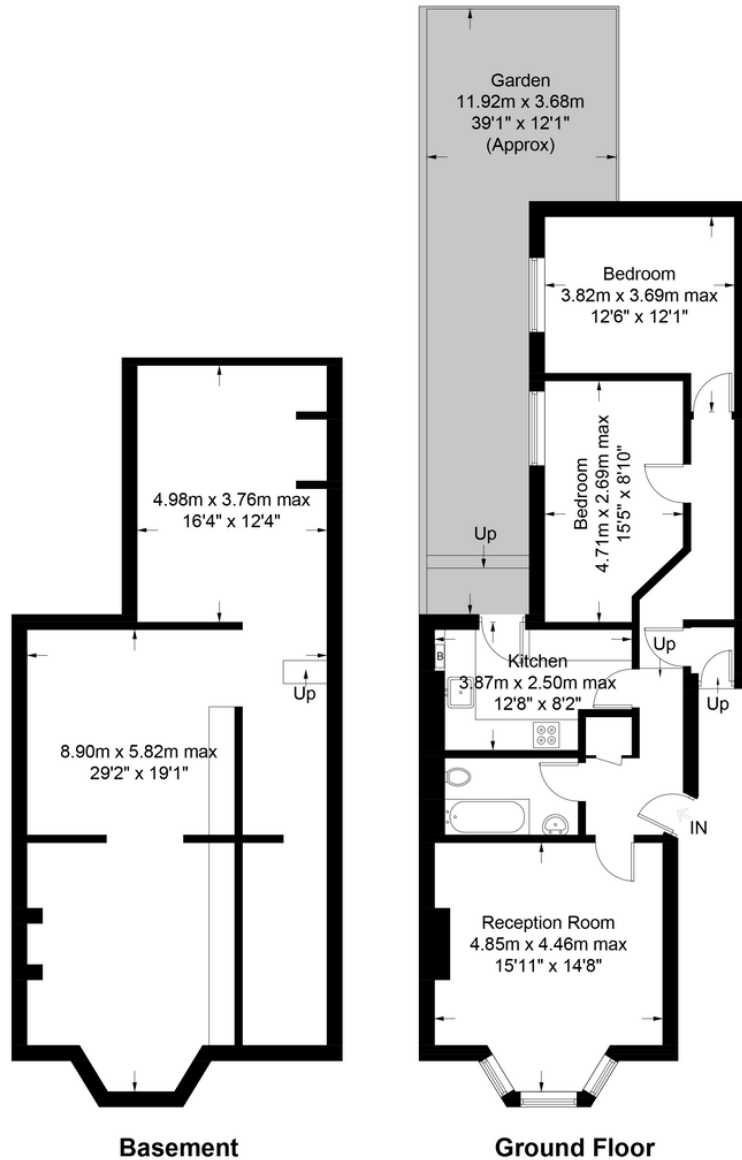


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Approximate Gross Internal Area = 754 sq ft / 70.1 sq m  
Basement = 733 sq ft / 68.1 sq m  
Total = 1487 sq ft / 138.2 sq m

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Certified Property Measurer

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. (ID873283)



### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

