



Marlborough Road, N19 4NJ

£675,000
Leasehold



Marlborough Road

£675,000

Leasehold

This spacious maisonette offers 843 square feet of living space and comprises 2 double bedrooms, 2 bathrooms (one ensuite) and a large, dual-aspect kitchen / reception with direct access to a private, south-east facing roof terrace. With large windows and high ceilings, the flat also benefits from an abundance of natural light.

Marlborough Road offers convenient access to good transport links, including the Archway Underground Station (Northern Line, Zone 2) and Upper Holloway Overground Station. The flat is also close to Whittington Park and within walking distance of a wealth of shops, bars, cafes, restaurants and amenities on Holloway Road and the surrounding area.

- 843 sqft / 78.3 sqm
- 2 bedrooms
- 2 bathrooms
- Roof terrace
- Arranged over 2 floors
- Open-plan kitchen/reception
- Leasehold
- Good transport links





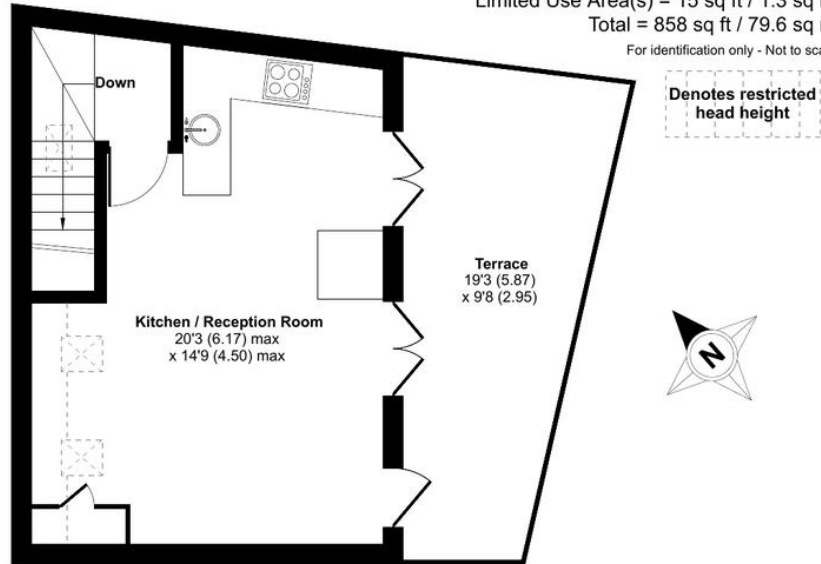
Marlborough Road, London, N19

Approximate Area = 843 sq ft / 78.3 sq m

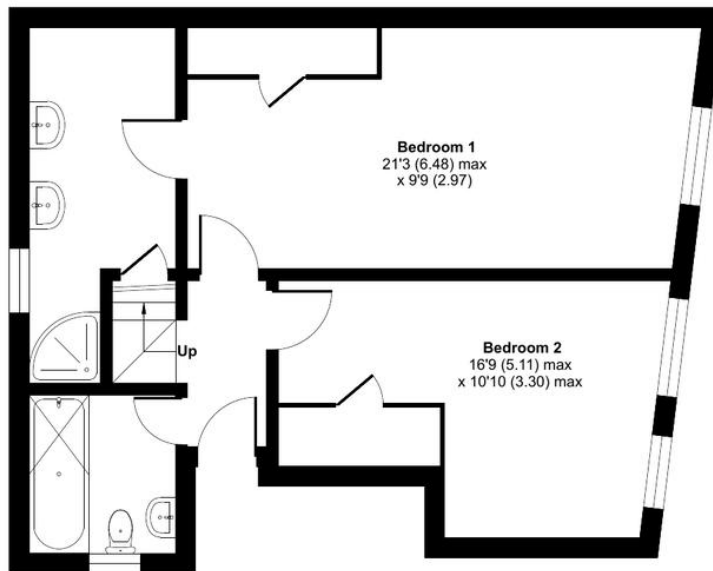
Limited Use Area(s) = 15 sq ft / 1.3 sq m

Total = 858 sq ft / 79.6 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for David Andrew. REF: 1149423

DAVID
ANDREW
your most
valuable
asset

DAVID ANDREW

your
most
valuable
asset

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact

E info@davidandrew.co.uk

W www.davidandrew.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		77
55-68 D	61	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

