



# Marlborough Road

# £2,500 pcm

A stunning split-level two-bedroom apartment set on the top floors of this charming period conversion, ideally situated less than a 10-minute walk from Archway Station.

The property boasts a bright & airy living space with large double-aspect windows, flooding the interiors with natural light. The open-plan kitchen and living area create the perfect setting for entertaining, with real wood flooring adding warmth throughout. The bedrooms are generously sized, offering ample space for furniture & personal touches. The property benefits from a sleek, modern bathroom, while clever design ensures plenty of storage options, making the apartment both practical and stylish. The split-level layout enhances the sense of space and privacy, ideal for professionals or sharers.

Nestled on a quiet street, this property boasts an enviable location close to Archway (Northern Line) and Upper Holloway Station (Overground), ensuring excellent transport links. Offered Furnished, Available 18th of Jan

- Two Double Bedrooms
- Split Level
- Modern Fully Fitted Kitchen
- Open Plan

- Comprising 1038sqft/97sqm
- EPC Rating: D
- Offered Furnished
- Available 18th January





















Energy Efficiency Rating  Current
Very energy efficient - lower running costs
(92+) A
(81-91) B
(68-80)
(55-68)
(39-54)
(21-38) <b>5</b>
Not energy efficient - higher running costs
England & Wales  EU Directive 2002/91/EG
WWW.EPC4U.COM

## Archway Office

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### Highbury Office

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### Stroud Green Office

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### General Contact

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Agent's Note:

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.

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